



Energy Performance Certificate (EPC)

Official Energy Efficiency Report

ENERGY PERFORMANCE CERTIFICATE

Property Address

**3 Buchan Place, Kingston Bagpuize,
Abingdon, Oxfordshire**
OX13 5GE

Current Energy Rating



Score: 84

Potential Rating



Score: 95

Document Generated
8 February 2026

Certificate Valid Until
15 March 2028

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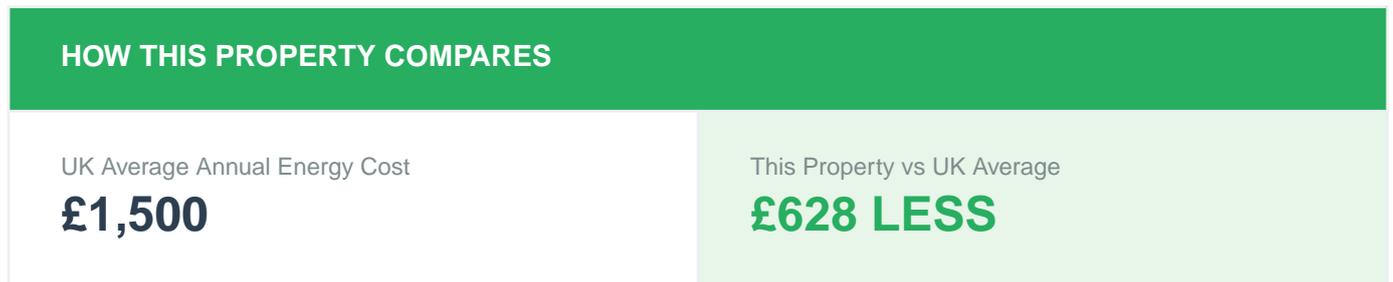
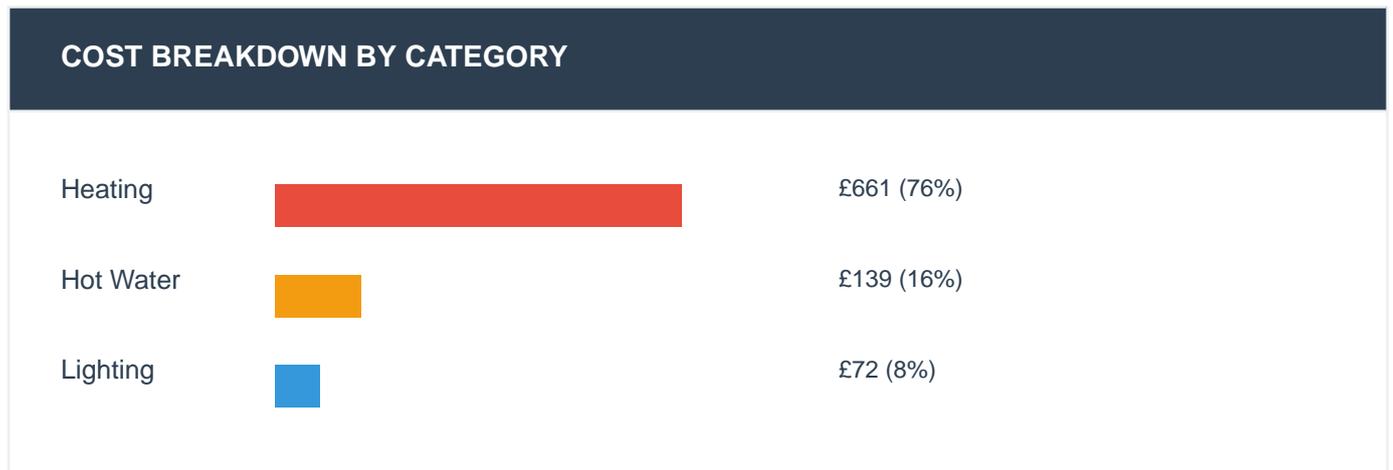
**3 Buchan Place, Kingston Bagpuize, Abingdon, Oxfordshire
OX13 5GE**

KEY PROPERTY DETAILS

Property Type Maisonette	Built Form Not Recorded
Age Band England and Wales: 1950-1966	Total Floor Area 93 m²
Habitable Rooms 4	Heated Rooms 4
Number of Storeys 1.0	Mains Gas Available Yes

About This Property

This maisonette was built during the England and Wales: 1950-1966 period. It has a total floor area of 93 square metres with 4 habitable rooms. The property has access to mains gas supply, which is typically more efficient for heating.



Category	Current Cost	Potential Cost	Saving
Space Heating	£661	£522	£139
Water Heating	£139	£139	£0
Lighting	£72	£72	£0
TOTAL	£872	£733	£139

Detailed Recommendations

Based on the EPC assessment, the following improvements are recommended to increase energy efficiency and reduce running costs:

<h2>1. Loft Insulation</h2>	HIGH	DIY	
Installing or topping up loft insulation to at least 270mm can significantly reduce heat loss.			
Typical Cost £300 - £500	Annual Saving £135 - £250	Payback Period 2 - 3 years	CO2 Reduction 540 kg/year
<h2>2. Cavity Wall Insulation</h2>	HIGH		
If your property has cavity walls, filling them with insulation can reduce heat loss by up to 35%.			
Typical Cost £450 - £1,500	Annual Saving £155 - £270	Payback Period 3 - 5 years	CO2 Reduction 620 kg/year
<h2>3. Floor Insulation</h2>	MEDIUM	DIY	
Insulating under suspended timber floors can save energy and make floors warmer.			
Typical Cost £500 - £1,000	Annual Saving £40 - £70	Payback Period 7 - 14 years	CO2 Reduction 160 kg/year
<h2>4. Condensing Boiler</h2>	HIGH		
A new A-rated condensing boiler is typically 90%+ efficient compared to 70% for older models.			
Typical Cost £2,300 - £3,500	Annual Saving £200 - £400	Payback Period 6 - 12 years	CO2 Reduction 1,220 kg/year
<h2>5. Double or Triple Glazing</h2>	MEDIUM		
Upgrading to energy-efficient windows reduces heat loss and improves comfort.			
Typical Cost £4,000 - £10,000	Annual Saving £80 - £150	Payback Period 25 - 50+ years	CO2 Reduction 310 kg/year
<h2>6. LED Lighting</h2>	LOW	DIY	
Replace all remaining halogen and incandescent bulbs with LED alternatives.			
Typical Cost £50 - £150	Annual Saving £35 - £75	Payback Period 1 - 2 years	CO2 Reduction 90 kg/year
<h2>7. Smart Heating Controls</h2>	MEDIUM	DIY	
Smart thermostats and TRVs allow better control of heating, reducing waste.			

Typical Cost
£200 - £400

Annual Saving
£75 - £150

Payback Period
2 - 4 years

CO2 Reduction
230 kg/year

8. Hot Water Cylinder Insulation

LOW

DIY

An insulating jacket for your hot water cylinder is cheap and very effective.

Typical Cost
£15 - £25

Annual Saving
£35 - £45

Payback Period
Under 1 year

CO2 Reduction
110 kg/year

Current CO2 Emissions

2.1

tonnes per year

Potential CO2 Emissions

1.7

tonnes per year

POTENTIAL ENVIRONMENTAL BENEFIT

0.4 tonnes

CO2 reduction per year

19%

emission reduction

18

trees planted equivalent

UK HOUSEHOLD COMPARISON

UK Average CO2 Emissions

5.0 tonnes/year

This Property vs Average

58% below average

ENVIRONMENTAL IMPACT RATING

The environmental impact rating measures the overall environmental impact based on CO2 emissions. Higher scores indicate lower environmental impact.

Current Rating

76

out of 100

Potential Rating

80

out of 100

Improvement

+4

points possible

TYPICAL HEAT LOSS BY COMPONENT

Understanding where heat escapes from your home helps prioritize improvements. The percentages below show typical heat loss for an uninsulated home:

35%
Walls

25%
Roof

15%
Floor

10%
Windows

15%
Draughts

YOUR PROPERTY INSULATION STATUS

W	Walls Cavity wall, filled cavity	Good ~35% heat loss
R	Roof Pitched, 100 mm loft insulation	Average ~25% heat loss
G	Windows Fully double glazed	Average ~10% heat loss
F	Floor (another dwelling below)	N/A ~15% heat loss

Insulation Priority Guidance

1. Loft insulation is typically the cheapest and most effective improvement
2. Cavity wall insulation offers significant savings with relatively low cost
3. Solid wall insulation is more expensive but essential for older properties
4. Draught-proofing is often DIY-friendly and very cost-effective

PRIMARY HEATING SYSTEM

System Type
Boiler and radiators, mains gas

Efficiency Rating
Good

Fuel Type
mains gas (not community)

Heating Controls
Very Poor

HEATING CONTROLS

Control System
Programmer, no room thermostat

Secondary Heating
None

HOT WATER SYSTEM

System Description
From main system

Efficiency Rating
Not rated

HEATING UPGRADE OPTIONS

System Type	Typical Cost	Efficiency	Annual Saving
A-rated Gas Boiler	£2,500 - £3,500	90%+	£200 - £350
Air Source Heat Pump	£8,000 - £14,000	300%+	£300 - £600
Smart Controls	£200 - £400	N/A	£75 - £150

CURRENT RENEWABLE ENERGY FEATURES

Solar PV

Not installed

Solar Water Heating

Not installed

Wind Turbines

Not installed

SOLAR PANEL POTENTIAL

Based on your property size, here's an estimate of solar panel potential:

112 kWh

Potential annual generation

£34

Potential annual saving

26 kg

CO2 saved per year

Typical installation cost: £5,000 - £8,000 for a 4kW system

HEAT PUMP OPTIONS

Air Source Heat Pump

Extracts heat from outside air

Cost: £8,000 - £14,000

Efficiency: 300%+

Best for: Well-insulated homes

Ground Source Heat Pump

Extracts heat from the ground

Cost: £15,000 - £35,000

Efficiency: 400%+

Best for: Properties with garden space

Government Grants Available

Boiler Upgrade Scheme (BUS): Up to £7,500 towards heat pump installation

Great British Insulation Scheme: Free or subsidised insulation for eligible households

ECO4: Energy Company Obligation scheme for low-income households

[Visit gov.uk/energy-grants-calculator](https://www.gov.uk/energy-grants-calculator) to check eligibility

GLOSSARY OF TERMS

EPC	Energy Performance Certificate - A document showing the energy efficiency rating of a property, graded from A (most efficient) to G (least efficient).
SAP Rating	Standard Assessment Procedure - The government's methodology for assessing and comparing the energy and environmental performance of dwellings.
Primary Energy	The total energy required including losses in generation, transmission, and distribution. It accounts for the full environmental impact.
U-Value	A measure of heat loss through a building element. Lower U-values mean better insulation. Measured in W/m ² K.
Thermal Mass	The ability of a material to absorb and store heat energy. High thermal mass helps regulate indoor temperatures.
Air Permeability	A measure of how much air leaks through the building fabric. Lower values indicate better airtightness.
COP (Coefficient of Performance)	For heat pumps, the ratio of heat output to electricity input. A COP of 3 means 3kW of heat for every 1kW of electricity.
kWh (Kilowatt-hour)	A unit of energy. One kWh is the energy used by a 1kW appliance running for one hour.
Cavity Wall	A wall made of two layers with a gap (cavity) between them. The cavity can be filled with insulation.
Solid Wall	A single-layer wall, typically found in older properties. Can be insulated internally or externally.

RECOMMENDED NEXT STEPS

- Review the recommendations in this report and prioritise based on cost-effectiveness
- Get quotes from multiple installers - use TrustMark accredited traders for quality assurance
- Check eligibility for government grants and schemes before proceeding
- Start with quick wins like LED lighting and draught-proofing while planning larger improvements
- Consider getting a new EPC after making improvements to document the enhanced rating

Useful Resources

- Energy Saving Trust: energysavingtrust.org.uk
- Simple Energy Advice: simpleenergyadvice.org.uk

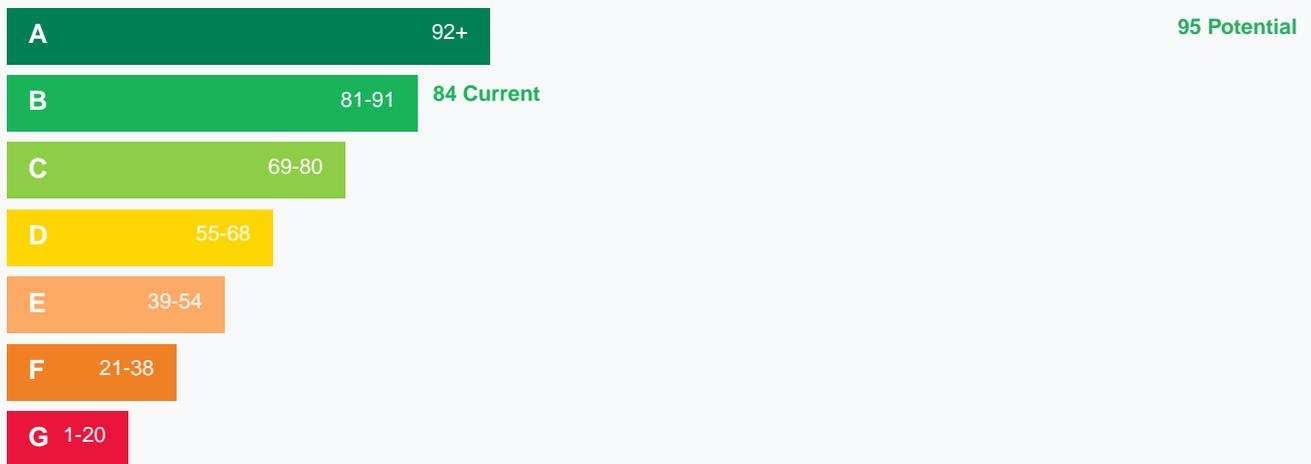
Technical Appendix

Detailed EPC Register Data

3 Buchan Place, Kingston Bagpuize, Abingdon, Oxfordshire, OX13 5GE

Energy Rating Scale

Very energy efficient - lower running costs



Not energy efficient - higher running costs

ENERGY USE & ENVIRONMENTAL IMPACT

£382

Estimated yearly cost

1.4

CO tonnes/year

-£115

Potential savings/year

**England and Wales:
1950-1966**

Property age band

PROPERTY CHARACTERISTICS

Walls

Cavity wall, filled cavity

Roof

Pitched, 100 mm loft insulation

Windows

Fully double glazed

Main Heating

Boiler and radiators, mains gas

Hot Water
From main system

Lighting
Excellent lighting efficiency

Certificate Details

Assessment Date
15 March 2018

Valid Until
15 March 2028

Property Type
Maisonette

Floor Area
93 m²

Location

ADDRESS

Full property address (postcode recorded separately)

3 Buchan Place, Kingston Bagpuize, Abingdon, Oxfordshire

POST TOWN

The post town of the property

North Somerset

POSTCODE

Postcode for the building address

OX13 5GE

COUNTY

County in which the building is located (where applicable)

—

LOCAL AUTHORITY

Local authority area where building is located

North Somerset

CONSTITUENCY

Parliamentary constituency where building is located

Weston-super-Mare

Additional Information

LMK KEY

Individual lodgement identifier - unique certificate reference

1615591157832018031512075225978709

BUILDING REFERENCE NUMBER

Unique identifier for the property

10008551903

INSPECTION DATE

The date the inspection was carried out by the energy assessor

15 March 2018

VALID UNTIL Certificate expiry date (EPCs are valid for 10 years)	15 March 2028
TRANSACTION TYPE Type of transaction that triggered the EPC	rental
ENVIRONMENT IMPACT CURRENT Current environmental impact rating based on CO2 emissions	76
ENVIRONMENT IMPACT POTENTIAL Potential environmental impact rating after improvements	80
ENERGY CONSUMPTION CURRENT Current estimated annual energy consumption (kWh/m ²)	148
ENERGY CONSUMPTION POTENTIAL Potential annual energy consumption after improvements (kWh/m ²)	119
CO2 EMISSIONS CURRENT Current CO2 emissions per year (tonnes/year)	2.1
CO2 EMISSIONS PER FLOOR AREA CO2 emissions per square metre floor area (kg/m ² /year)	27
CO2 EMISSIONS POTENTIAL Potential CO2 emissions after improvements (tonnes/year)	1.7
TOTAL FLOOR AREA Total useful floor area measured to internal face of external walls (m ²)	78.0
ENERGY TARIFF Type of electricity tariff for the property	dual
MAINS GAS Whether mains gas is available at the property	Yes

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ESTIMATED ANNUAL ENERGY COSTS

Cost Type	Current	Potential	Saving
Lighting	£72	£72	£0
Heating	£661	£522	£139
Hot Water	£139	£139	£0
TOTAL	£872	£733	£139

Property Features

NUMBER OF HABITABLE ROOMS

Living rooms, bedrooms, dining rooms, studies and similar spaces

4

NUMBER OF HEATED ROOMS

The number of heated rooms in the property

4

LOW ENERGY LIGHTING

Percentage of low energy lighting as proportion of total fixed lights

100%

NUMBER OF OPEN FIREPLACES

Open fireplaces that allow air passage between inside and outside

0

Hot Water System

HOT WATER DESCRIPTION

Overall description of the hot water system

From main system

HOT WATER ENERGY EFFICIENCY

Energy efficiency rating

—

HOT WATER ENVIRONMENTAL EFFICIENCY

—

Floor

FLOOR DESCRIPTION

Overall description of the floor construction

(another dwelling below)

FLOOR ENERGY EFFICIENCY

Energy efficiency rating

N/A

N/A

FLOOR ENVIRONMENTAL EFFICIENCY

Environmental efficiency rating

N/A

N/A

Windows

WINDOWS DESCRIPTION

Overall description of the window glazing

Fully double glazed

WINDOWS ENERGY EFFICIENCY

Energy efficiency rating

Average

AVERAGE

WINDOWS ENVIRONMENTAL EFFICIENCY

Environmental efficiency rating

Average

AVERAGE

Walls

WALLS DESCRIPTION

Overall description of the wall construction

Cavity wall, filled cavity

WALLS ENERGY EFFICIENCY

Energy efficiency rating

Good

GOOD

WALLS ENVIRONMENTAL EFFICIENCY

Environmental efficiency rating

Good

GOOD

Roof

ROOF DESCRIPTION

Overall description of the roof construction

Pitched, 100 mm loft insulation

ROOF ENERGY EFFICIENCY Energy efficiency rating	Average	AVERAGE
ROOF ENVIRONMENTAL EFFICIENCY Environmental efficiency rating	Average	AVERAGE

Lighting System

LIGHTING DESCRIPTION Overall description of the lighting system	Excellent lighting efficiency	
LIGHTING ENERGY EFFICIENCY Energy efficiency rating	Very Good	VERY GOOD
LIGHTING ENVIRONMENTAL EFFICIENCY Environmental efficiency rating	Very Good	VERY GOOD

Heating System

MAIN HEATING DESCRIPTION Overall description of the main heating system	Boiler and radiators, mains gas	
MAIN HEATING ENERGY EFFICIENCY Energy efficiency rating	Good	GOOD
MAIN HEATING ENVIRONMENTAL EFFICIENCY Environmental efficiency rating	Good	GOOD
MAIN FUEL TYPE The type of fuel used to power the central heating	mains gas (not community)	

Heating Controls

MAIN HEATING CONTROLS Description of the heating control system	Programmer, no room thermostat	
CONTROLS ENERGY EFFICIENCY Energy efficiency rating	Very Poor	VERY POOR
CONTROLS ENVIRONMENTAL EFFICIENCY Environmental efficiency rating	Very Poor	VERY POOR

Secondary Heating

SECONDARY HEATING DESCRIPTION None
Description of any secondary heating system

SECONDARY HEATING ENERGY EFFICIENCY N/A
Energy efficiency rating

SECONDARY HEATING ENVIRONMENTAL EFFICIENCY N/A
Environmental efficiency rating

Glazing Details

MULTI-GLAZE PROPORTION 100%
Percentage of glazed area that is multiple glazed

GLAZED TYPE —
Type of glazing: single, double or triple

GLAZED AREA —
Ranged estimate of the total glazed area

Renewable Energy Features

PHOTOVOLTAIC SUPPLY 0.0%
Percentage of electricity from photovoltaic panels

SOLAR WATER HEATING No
Whether solar water heating is installed

Flat / Apartment Details

FLOOR LEVEL 01
The floor level of the flat within the building

TOP STOREY Yes
Whether the flat is on the top floor of the building

NUMBER OF STOREYS 1.0
Total number of storeys in the flat

HEAT LOSS CORRIDOR

Indicates heat loss through corridor access

no corridor

UNHEATED CORRIDOR LENGTH

Length of unheated corridor in metres

—

Recommendations

- From main system
- Average thermal transmittance 0.25 W/m²-K
- Average thermal transmittance 0.11 W/m²-K

About This Document

This Energy Performance Certificate (EPC) report has been generated from official EPC register data. EPCs provide information about a property's energy use and typical energy costs, and provide recommendations on how to reduce energy use and save money.

EPCs are valid for 10 years from the date of issue. For more information, visit:

www.gov.uk/energy-performance-certificate