

Energy performance certificate (EPC)

Elder Way
Amphill
BEDFORD
MK45 2HN

Energy rating

B

Valid until:

17 September 2029

Certificate number:

9688-3098-7371-6541-2920

Property type

Semi-detached house

Total floor area

148 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is B. It has the potential to be A.

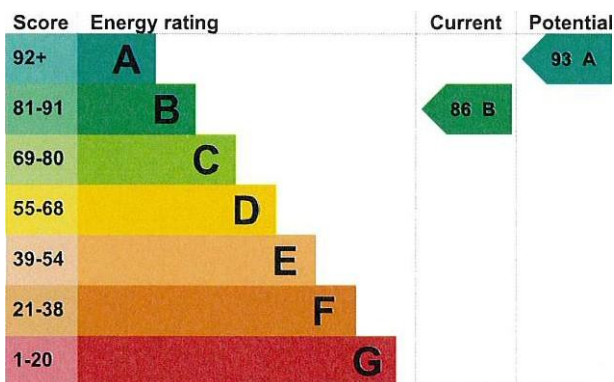
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Walls	Average thermal transmittance 0.27 W/m ² K	Very good
Roof	Average thermal transmittance 0.15 W/m ² K	Good
Floor	Average thermal transmittance 0.12 W/m ² K	Very good
Windows	High performance glazing	Very good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	<u>Air permeability 6.5 m³/h.m² (assessed average)</u>	Good
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 72 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend E476 per year on heating, hot water and lighting in this property. These costs usually make up the majority of your energy bills.

You could save E0 per year if you complete the suggested steps for improving this property's energy rating.

This is based on average costs in 2019 when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 4,679 kWh per year for heating
- 1,921 kWh per year for hot water

Impact on the environment

This property produces 1.9 tonnes of CO₂

This property's environmental impact rating is B. It has the potential to be A.

This property's potential production 0.9 tonnes of CO₂

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year.

You could improve this property's CO₂ emissions by making the suggested changes. This will help to protect the environment.

Carbon emissions

These ratings are based on assumptions about occupancy and use. People living at the average energy e property may use different amounts of-energy

An average household 6 tonnes of CO₂ produces

Steps you could take to save energy

Step	Typical installation cost	Typical saving	yearly
1. Solar photovoltaic panels	£3,500 - £5,500		£322

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](http://www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Heat pumps and biomass boilers: [Boiler Upgrade Scheme \(www.gov.uk/apæly-boiler-upqrade-scheme\)](http://www.gov.uk/apæly-boiler-upqrade-scheme)

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name

Dalton Barratt

Telephone 08458386387

Email daltonb@energistik.co.uk

Contacting the accreditation scheme ou're still unhappy after contacting the assessor/you should contact the assessor/accreditation scheme.

Accreditation scheme Stroma Certification Ltd

Assessor's ID STR0032956

Telephone 0330 124 9660

Email certification@stroma.com

About this assessment

Assessor's declaration No related party

Date of assessment 18 September 2019

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Type of assessment SAP
