Energy performance certificate (EPC)

Certificate contents

Rules on letting this property

Energy performance rating for this property

Breakdown of property's energy performance

Environmental impact of this property

Improve this property's energy performance

Estimated energy use and potential savings

Contacting the assessor and accreditation scheme

Other certificates for this property

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53 Honeysuckle Close
BIGGLESWADE
SG18 8ST

Energy rating

D

Valid until

7 March 2033

Certificate number

2971-1754-6671-7941-1811

Property type
Top-floor flat
Total floor area

50 square metres

Rules on letting this property

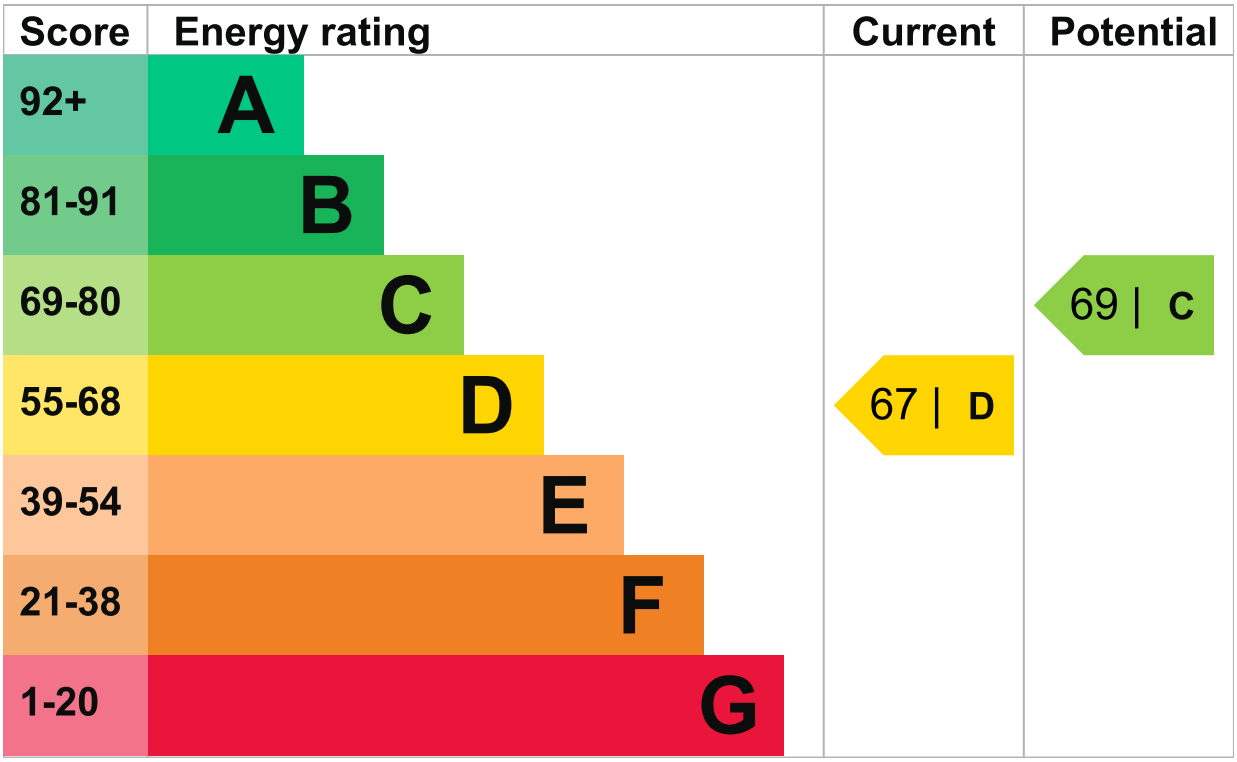
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions.

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

See how to improve this property's energy performance.



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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average

- poor
- very poor (least efficient)

When the description says “assumed”, it means that the feature could not be inspected and an assumption has been made based on the property’s age and type.

Feature	Description	Rating
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 150 mm loft insulation	Good
Window	Fully double glazed	Good
Main heating	Electric storage heaters	Poor
Main heating control	Manual charge control	Poor
Hot water	Electric immersion, off-peak	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	(another dwelling below)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 380 kilowatt hours per square metre (kWh/m2).

▶ What is primary energy use?

Environmental impact of this property

This property’s current environmental impact rating is E. It has the potential to be D.

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

An average household produces
6 tonnes of CO2

This property produces
3.2 tonnes of CO2

This property’s potential production
3.0 tonnes of CO2

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

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

Improve this property’s energy rating

Follow these steps to improve the energy rating and score.

▶ Do I need to follow these steps in order?

Step 1: Increase loft insulation to 270 mm

Typical installation cost
£100 - £350

Typical yearly saving

£80

Potential rating after completing step 1

69 | C

Paying for energy improvements

You might be able to get a grant from the Boiler Upgrade Scheme. This will help you buy a more efficient, low carbon heating system for this property.

Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property
£1240
Potential saving if you complete every step in order
£81

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Type of heating	Estimated energy used
Space heating	4263 kWh per year
Water heating	1718 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Loft insulation	383 kWh per year

Saving energy in this property

Find ways to save energy in your home.

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name
Damon McGuinness
Telephone
07886113227
Email
mcguinness@live.co.uk

Accreditation scheme contact details

Accreditation scheme
ECMK
Assessor ID
ECMK301757
Telephone
0333 123 1418
Email
info@ecmk.co.uk

Assessment details

Assessor's declaration
No related party
Date of assessment
8 March 2023
Date of certificate
8 March 2023
Type of assessment
▶ Show information about the RdSAP

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number
9276-2800-6090-0371-8685
Expired on
29 November 2019

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