

# Energy performance certificate (EPC)

|                                                               |                               |                                              |
|---------------------------------------------------------------|-------------------------------|----------------------------------------------|
| 27, Orne Gardens<br>Bolbeck Park<br>MILTON KEYNES<br>MK15 8PQ | Energy rating<br><div>D</div> | Valid until: 12 March 2028                   |
|                                                               |                               | Certificate number: 8618-7827-5830-1677-2996 |

**Property type**  
Semi-detached house

**Total floor area**  
68 square metres

**Rules on letting this property**

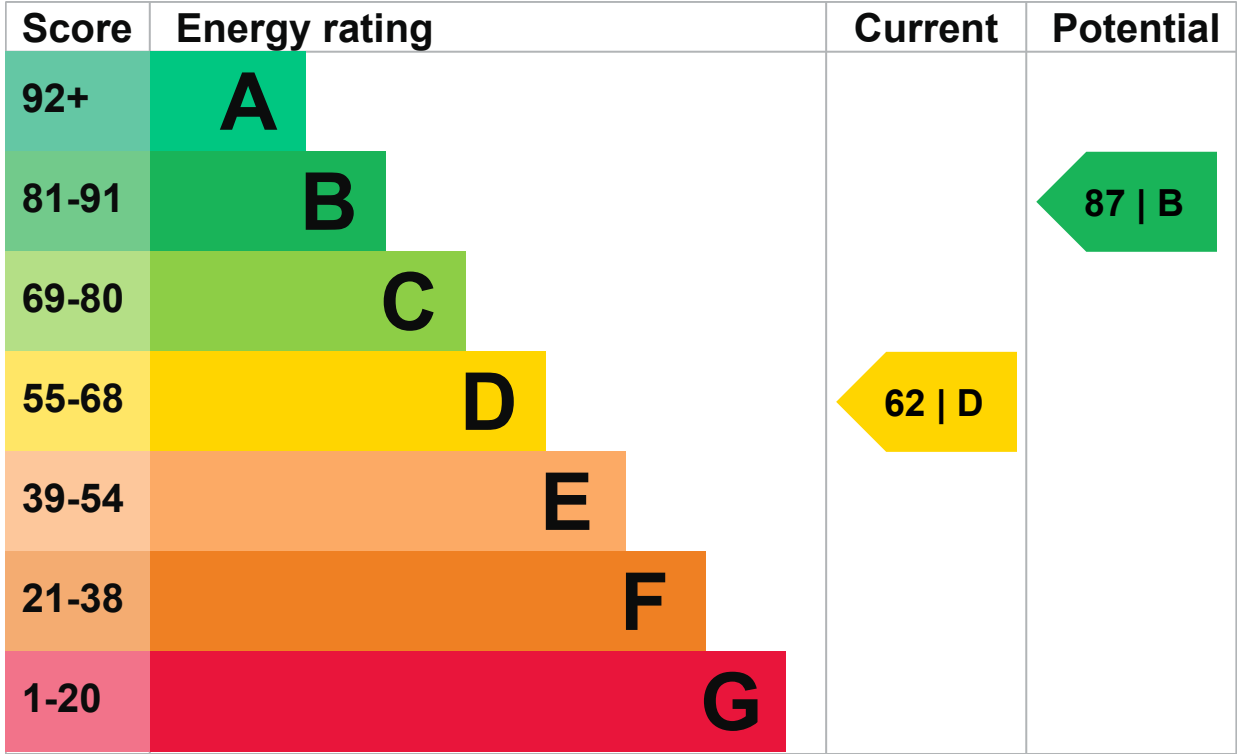
Properties can be let if they have an energy rating from A to E.

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 efficiency rating for this property**

This property’s current energy rating is D. It has the potential to be B.

[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, 100 mm loft insulation            | Average |
| Window  | Fully double glazed                        | Average |

| Feature              | Description                                 | Rating    |
|----------------------|---------------------------------------------|-----------|
| Main heating         | Boiler and radiators, mains gas             | Good      |
| Main heating control | Programmer and room thermostat              | Average   |
| Hot water            | From main system                            | Average   |
| Lighting             | Low energy lighting in 71% of fixed outlets | Very good |
| Floor                | Solid, no insulation (assumed)              | N/A       |
| Secondary heating    | None                                        | N/A       |

## Primary energy use

The primary energy use for this property per year is 291 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 D. It has the potential to be B.

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

3.5 tonnes of CO2

### This property’s potential production

1.0 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**

► [Do I need to follow these steps in order?](#)

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## Step 1: Increase loft insulation to 270 mm

Typical installation cost

£100 - £350

Typical yearly saving

£22

Potential rating after completing step 1

63 | D

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## Step 2: Floor insulation (solid floor)

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£44

Potential rating after completing steps 1 and 2

65 | D

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## Step 3: Hot water cylinder insulation

Add additional 80 mm jacket to hot water cylinder

Typical installation cost

£15 - £30

Typical yearly saving

£24

Potential rating after completing steps 1 to 3

**66 | D**

## Step 4: Low energy lighting

Typical installation cost

£10

Typical yearly saving

£13

Potential rating after completing steps 1 to 4

**66 | D**

## Step 5: Heating controls (thermostatic radiator valves)

Heating controls (TRVs)

Typical installation cost

£350 - £450

Typical yearly saving

£22

Potential rating after completing steps 1 to 5

**67 | D**

## Step 6: Replace boiler with new condensing boiler

Typical installation cost

£2,200 - £3,000

Typical yearly saving

£122

Potential rating after completing steps 1 to 6

**73 | C**

## Step 7: Solar water heating

### Typical installation cost

£4,000 - £6,000

### Typical yearly saving

£39

### Potential rating after completing steps 1 to 7

75 | C

## Step 8: Solar photovoltaic panels, 2.5 kWp

### Typical installation cost

£5,000 - £8,000

### Typical yearly saving

£311

### Potential rating after completing steps 1 to 8

87 | B

## Paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme](https://www.gov.uk/apply-boiler-upgrade-scheme) (<https://www.gov.uk/apply-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

£775

### Potential saving if you complete every step in order

£284

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   | 6830 kWh per year     |

|               |                   |
|---------------|-------------------|
| Water heating | 3079 kWh per year |
|---------------|-------------------|

## Potential energy savings by installing insulation

| Type of insulation | Amount of energy saved |
|--------------------|------------------------|
| Loft insulation    | 388 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

Paul Stanbridge

### Telephone

07715002678

### Email

[enquiries@blueskysurveys.co.uk](mailto:enquiries@blueskysurveys.co.uk)

## Accreditation scheme contact details

### Accreditation scheme

ECMK

### Assessor ID

ECMK301208

### Telephone

0333 123 1418

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## Email

[info@ecmk.co.uk](mailto:info@ecmk.co.uk)

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## Assessment details

### Assessor's declaration

No related party

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### Date of assessment

13 March 2018

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### Date of certificate

13 March 2018

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### Type of assessment

► [RdSAP](#)

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### 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](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.