

Energy performance certificate (EPC)

| | | |
|---|---------------|--|
| 4, Somerton Road Upper Heyford BICESTER OX25 5LB | Energy rating | Valid until: 1 February 2027 |
| | D | Certificate number: 2968-8081-6259-5553-2950 |

Property type Semi-detached house

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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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 D. It has the potential to be A.

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 94 A |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 55 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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 |
|----------------------|--|-----------|
| Wall | Sandstone or limestone, as built, no insulation (assumed) | Poor |
| Wall | Sandstone or limestone, as built, partial insulation (assumed) | Average |
| Roof | Pitched, 300 mm loft insulation | Very good |
| Roof | Pitched, limited insulation (assumed) | Poor |
| Window | Fully double glazed | Average |
| Main heating | Electric storage heaters | Average |
| Main heating control | Automatic charge control | Average |
| Hot water | Electric immersion, off-peak | Average |
| Lighting | Low energy lighting in all fixed outlets | Very good |
| Floor | Solid, no insulation (assumed) | N/A |
| Secondary heating | Room heaters, wood chips | N/A |

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO₂. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Biomass secondary heating

Primary energy use

The primary energy use for this property per year is 694 kilowatt hours per square metre (kWh/m²).

▶ [About primary energy use](#)

Additional information

Additional information about this property:

- Stone walls present, not insulated

How this affects your energy bills

An average household would need to spend **£852 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 £468 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2017** 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:

- 9,540 kWh per year for heating
- 1,989 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is F. It has the potential to be C.

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

Carbon emissions

| | |
|---|-------------------|
| An average household produces | 6 tonnes of CO2 |
| This property produces | 5.4 tonnes of CO2 |
| This property's potential production | 1.4 tonnes of CO2 |

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

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

Steps you could take to save energy

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

Step 1: Internal or external wall insulation

Typical installation cost £4,000 - £14,000

Typical yearly saving £255

Potential rating after completing step 1 **68 D**

Step 2: Floor insulation (solid floor)

Typical installation cost £4,000 - £6,000

Typical yearly saving £52

Potential rating after completing steps 1 and 2 **71 C**

Step 3: Hot water cylinder insulation

Add additional 80 mm jacket to hot water cylinder

Typical installation cost £15 - £30

Typical yearly saving £15

Potential rating after completing steps 1 to 3 **71 C**

Step 4: High heat retention storage heaters

Typical installation cost £1,600 - £2,400

Typical yearly saving £54

Potential rating after completing steps 1 to 4 **74 C**

Step 5: Solar water heating

Typical installation cost £4,000 - £6,000

Typical yearly saving £55

Potential rating after completing steps 1 to 5 **77 C**

Step 6: Replacement glazing units

Typical installation cost £1,000 - £1,400

| | |
|-----------------------|-----|
| Typical yearly saving | £38 |
|-----------------------|-----|

Potential rating after completing steps 1 to 6

79 C

Step 7: Solar photovoltaic panels, 2.5 kWp

| | |
|---------------------------|-----------------|
| Typical installation cost | £5,000 - £8,000 |
|---------------------------|-----------------|

| | |
|-----------------------|------|
| Typical yearly saving | £302 |
|-----------------------|------|

Potential rating after completing steps 1 to 7

94 A

Help 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.

More ways to save energy

[Find ways to save energy in your home](#)

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 | Laurence Griffin |
| Telephone | 07843505855 |
| Email | laurence.lgs@googlemail.com |

Contacting the accreditation scheme

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

| | |
|----------------------|--|
| Accreditation scheme | Stroma Certification Ltd |
| Assessor's ID | STRO030042 |
| Telephone | 0330 124 9660 |
| Email | certification@stroma.com |

About this assessment

| | |
|------------------------|-------------------------|
| Assessor's declaration | No related party |
| Date of assessment | 26 January 2017 |
| Date of certificate | 2 February 2017 |
| Type of assessment | ▶ 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 mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number [2568-8081-6252-5356-2954 \(/energy-certificate/2568-8081-6252-5356-2954\)](/energy-certificate/2568-8081-6252-5356-2954)

Valid until 25 February 2026

Certificate number [8080-6220-5859-5589-1906 \(/energy-certificate/8080-6220-5859-5589-1906\)](/energy-certificate/8080-6220-5859-5589-1906)

Expired on 30 September 2020

Certificate number [8288-6222-5859-5552-1006 \(/energy-certificate/8288-6222-5859-5552-1006\)](/energy-certificate/8288-6222-5859-5552-1006)

Expired on 2 December 2018

[Help \(/help\)](/help) [Accessibility \(/accessibility-statement\)](/accessibility-statement) [Cookies \(/cookies\)](/cookies)

[Give feedback \(https://forms.office.com/e/hUnC3Xq1T4\)](https://forms.office.com/e/hUnC3Xq1T4) [Service performance \(/service-performance\)](/service-performance)

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