

# Energy performance certificate (EPC)

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Manor Farm  
45a Main Street  
Westbury  
BRACKLEY  
NN13 5JR

Energy  
rating

**B**

Valid until: **16 May 2026**

Certificate number: **8108-9568-9739-8196-0563**

<b>Property type</b>	Semi-detached house
<b>Total floor area</b>	273 square metres

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## Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 B. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>	82   <b>B</b>	87   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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
Walls	Average thermal transmittance 0.26 W/m <sup>2</sup> K	Very good
Roof	Average thermal transmittance 0.16 W/m <sup>2</sup> K	Good
Floor	Average thermal transmittance 0.17 W/m <sup>2</sup> 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
Secondary heating	None	N/A
Air tightness	(not tested)	N/A

## Primary energy use

The primary energy use for this property per year is 100 kilowatt hours per square metre (kWh/m<sup>2</sup>).

### ▶ [What is primary energy use?](#)

Primary energy use is a measure of the energy required for lighting, heating and hot water in a property. The calculation includes:

- the efficiency of the property’s heating system

- power station efficiency for electricity
- the energy used to produce the fuel and deliver it to the property

### Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO<sub>2</sub>). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO<sub>2</sub> emissions.

<b>An average household produces</b>	6 tonnes of CO <sub>2</sub>
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<b>This property produces</b>	4.8 tonnes of CO <sub>2</sub>
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<b>This property's potential production</b>	3.9 tonnes of CO <sub>2</sub>
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By making the [recommended changes](#), you could reduce this property's CO<sub>2</sub> emissions by 0.9 tonnes per year. 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.

## How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from B (82) to B (87).

Potential energy  
rating

**B**

### ► [What is an energy rating?](#)

An energy rating shows a property's energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher this number, the lower your CO<sub>2</sub> emissions are likely to be.

## Recommendation 1: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

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

**Typical yearly saving** £279

**Potential rating after carrying out recommendation 1**

87 | B

## Paying for energy improvements

[Find energy grants and ways to save energy in your home.](https://www.gov.uk/improve-energy-efficiency)

(<https://www.gov.uk/improve-energy-efficiency>)

### Estimated energy use and potential savings

<b>Estimated yearly energy cost for this property</b>	£1100
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<b>Potential saving</b>	£0
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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.

The estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice](https://www.simpleenergyadvice.org.uk/) (<https://www.simpleenergyadvice.org.uk/>).

## Heating use in this property

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

### Estimated energy used to heat this property

<b>Space heating</b>	15477 kWh per year
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<b>Water heating</b>	2292 kWh per year
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### Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

You might be able to receive [Renewable Heat Incentive payments](https://www.gov.uk/domestic-renewable-heat-incentive) (<https://www.gov.uk/domestic-renewable-heat-incentive>). This will help to

reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

## 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

<b>Assessor's name</b>	Luke Wilson
<b>Telephone</b>	08450179682
<b>Email</b>	<a href="mailto:luke.wilson@ukbuildingcompliance.co.uk">luke.wilson@ukbuildingcompliance.co.uk</a>

## Accreditation scheme contact details

<b>Accreditation scheme</b>	Stroma Certification Ltd
<b>Assessor ID</b>	STRO007302
<b>Telephone</b>	0330 124 9660
<b>Email</b>	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

## Assessment details

**Assessor's declaration** No related party

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**Date of assessment** 16 May 2016

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**Date of certificate** 17 May 2016

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**Type of assessment** ▶ [SAP](#)

SAP (Standard Assessment Procedure) is a method used to assess and compare the energy and environmental performance of properties in the UK. It uses detailed information about the property's construction to calculate energy performance.

This type of assessment must be carried out on all new properties built after 1 April 2008 in England and Wales, and 30 September 2008 in



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Northern  
Ireland.

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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 [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748.

**Certificate number**      [9088-2870-6199-9579-3195 \(/energy-certificate/9088-2870-6199-9579-3195\)](#)

**Valid until**                      30 November 2021

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**Certificate number**      [0088-2870-6169-9599-9121 \(/energy-certificate/0088-2870-6169-9599-9121\)](#)

**Expired on**                          12 June 2021

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