

# Energy performance certificate (EPC)

Old School House Friars Lane Lower Brailes BANBURY OX15 5HU	Energy rating <b>E</b>	Valid until: <b>7 March 2028</b> Certificate number: <b>0052-2868-7075-9708-5511</b>
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## Property type

Semi-detached house

## Total floor area

97 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 E. It has the potential to be A.

[See how to improve this property's energy performance. \(https://find-energy-certificate.service.gov.uk/energy-certificate/0052-2868-7075-9708-5511#recommendations\)](https://find-energy-certificate.service.gov.uk/energy-certificate/0052-2868-7075-9708-5511#recommendations)

Feature	Description	Rating
Roof	Pitched, 150 mm loft insulation	Good
Roof	Pitched, insulated (assumed)	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Average
Lighting	Low energy lighting in 53% of fixed outlets	Good
Floor	Solid, no insulation (assumed)	N/A
Floor	Solid, insulated (assumed)	N/A
Secondary heating	Room heaters, wood logs	N/A

## Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO<sub>2</sub>. 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 269 kilowatt hours per square metre (kWh/m<sup>2</sup>).

► [What is primary energy use?](#)

## Additional information

Additional information about this property:

- Stone walls present, not insulated

### Environmental impact of this property

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

Properties are rated in a scale from A to G based on how much carbon dioxide (CO<sub>2</sub>) they produce.

Properties with an A rating produce less CO<sub>2</sub> than G rated properties.

### An average household produces

6 tonnes of CO<sub>2</sub>

### This property produces

6.2 tonnes of CO<sub>2</sub>

## Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from E (48) to A (102).

Potential energy  
rating

A

► [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

£285

Potential rating after completing step 1

64 | D

### Step 2: Floor insulation (solid floor)

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£40

Potential rating after completing steps 1 and 2

66 | D

### Step 3: Low energy lighting

Typical installation cost

£40

Typical yearly saving

£30

# Step 7: Wind turbine

## Typical installation cost

£15,000 - £25,000

## Typical yearly saving

£618

## Potential rating after completing steps 1 to 7



# 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

£958

## Potential saving if you complete every step in order

£427

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
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Space heating	14802 kWh per year
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Water heating	2757 kWh per year
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## Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
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Loft insulation	234 kWh per year
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Solid wall insulation	6192 kWh per year
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# Saving energy in this property

8 March 2018

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**Date of certificate**

8 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.