Energy performance certificate (EPC)

19 Building 20 Orchard Square Caversfield BICESTER OX27 8AB	Energy rating **C**	Valid until:	**7 January 2036**
		Certificate number:	**7804-6186-1002-1909-1802**

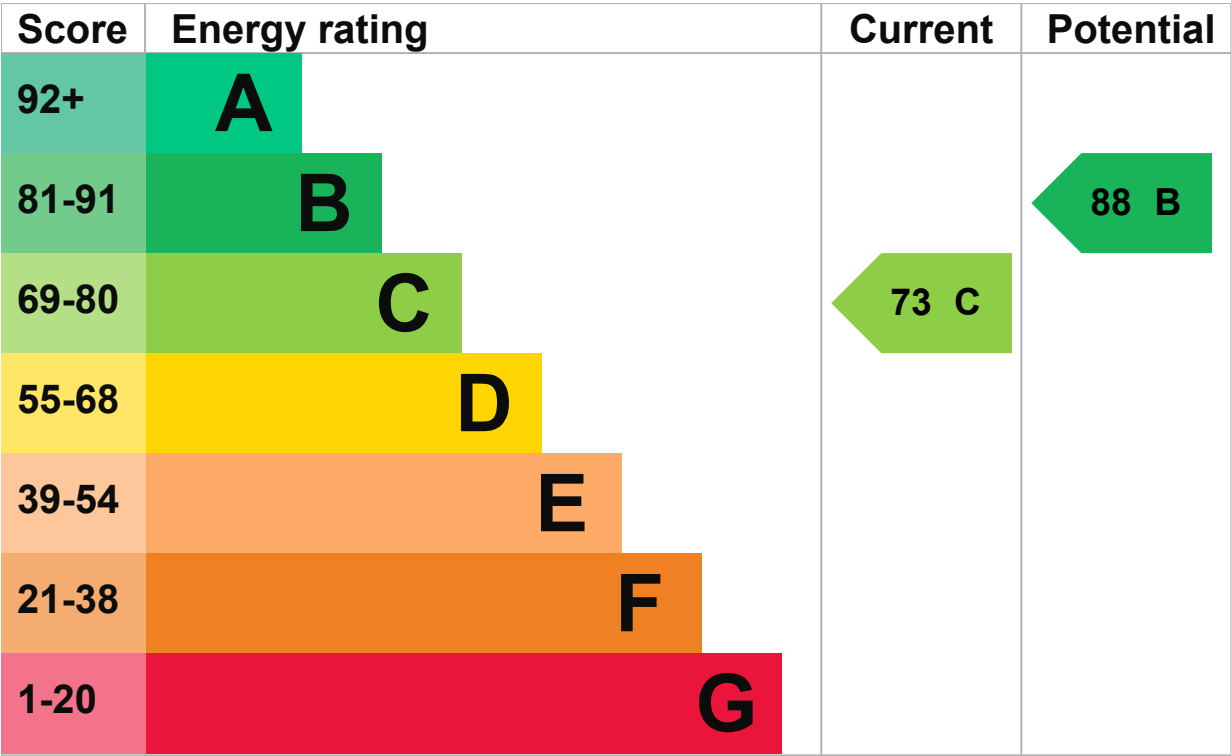| **Property type**	End-terrace house
Total floor area	95 square metres

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 C. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 C	
55-68	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	Solid brick, with internal insulation	Good
Roof	Flat, insulated	Average
Window	Single glazed	Very poor
Main heating	Boiler and radiators, mains gas	Good

Feature	Description	Rating
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Excellent lighting efficiency	Very good
Floor	Suspended, no insulation (assumed)	N/A
Air tightness	(not tested)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 167 kilowatt hours per square metre (kWh/m2).

▶ [About primary energy use]

Smart meters

This property had **no smart meters** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out how to get a smart meter (https://www.smartenergygb.org/)]

How this affects your energy bills

An average household would need to spend **£1,090 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 £231 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2026** 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:

- 9,141 kWh per year for heating
- 2,681 kWh per year for hot water

Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO_2) they produce each year.

Carbon emissions

An average household produces	6 tonnes of CO_2
This property produces	2.9 tonnes of CO_2
This property's potential production	1.9 tonnes of CO_2

You could improve this property's CO_2 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: Floor insulation (suspended floor)

Typical installation cost	£5,000 - £10,000
Typical yearly saving	£67
Potential rating after completing step 1	74 C

Step 2: Draught proofing

Typical installation cost	£150 - £250
Typical yearly saving	£25
Potential rating after completing steps 1 and 2	75 C

Step 3: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost	£4,500 - £6,000
Typical yearly saving	£138
Potential rating after completing steps 1 to 3	78 C

Step 4: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£8,000 - £10,000
Typical yearly saving	£286

Potential rating after completing steps 1 to 4	88 B

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates](#)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Heat pumps and biomass boilers: [Boiler Upgrade Scheme](#)

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	Richard Lambourne
Telephone	07711330824
Email	rclproperty@aol.com

Contacting the accreditation scheme

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

Accreditation scheme	Quidos Limited
Assessor's ID	QUID211288
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	8 January 2026
Date of certificate	8 January 2026
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).

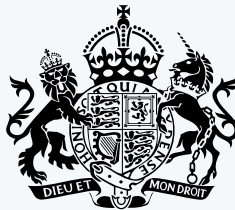| **Certificate number**	8435-7239-3540-3250-7972 (/energy-certificate/8435-7239-3540-3250-7972)
Expired on	29 January 2025

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