

Energy performance certificate (EPC)

The Broad Leys 8 Wendover Road AYLESBURY HP21 9LB	Energy rating B	Valid until: 10 December 2031
		Certificate number: 9025-6223-3309-2797-7394

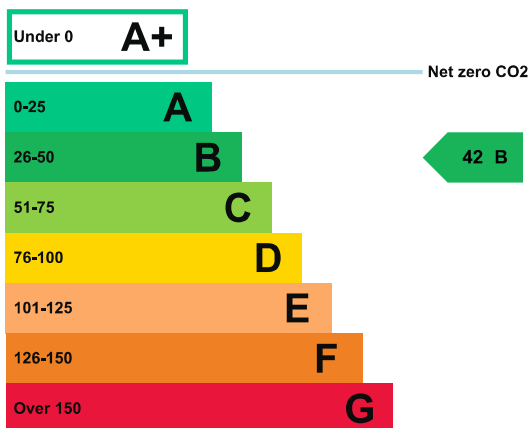
Property type	C1 Hotels
Total floor area	553 square metres

Rules on letting this property

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

Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built	31 B
If typical of the existing stock	90 D

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	90.68
Primary energy use (kWh/m ² per year)	523

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2629-4592-3290-3797-7305\)](/energy-certificate/2629-4592-3290-3797-7305).

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	Malcolm Ward
Telephone	07769 972 331
Email	malcolm.ward@macward.plus.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	QUID201084
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	MacKenzie land Ltd
Employer address	18 Sywell, Northampton, NN6 0BQ TE: 07769 972331
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	3 December 2021
Date of certificate	11 December 2021

Energy performance certificate (EPC) recommendation report

The Broad Leys
8 Wendover Road
AYLESBURY
HP21 9LB

Report number
2629-4592-3290-3797-7305

Valid until
10 December 2031

Energy rating and EPC

This property's energy rating is B.

For more information on the property's energy performance, see the EPC for this property.

Recommendations

Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
Add time control to HWS secondary circulation.	High
In some spaces, the solar gain limit defined in the NCM is exceeded, which might cause overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.	Medium
Add optimum start/stop to the heating system.	Medium
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Some windows have high U-values - consider installing secondary glazing.	Medium
Add weather compensation controls to heating system.	Low
Add local time control to heating system.	Low
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Some floors are poorly insulated - introduce and/or improve insulation. Add insulation to the exposed surfaces of floors adjacent to underground, unheated spaces or exterior.	Medium

Additional recommendations

Recommendation	Potential impact on carbon emissions
Consider installing solar water heating.	Low
Consider installing PV.	Low

Property and report details

Report issued on	11 December 2021
Total useful floor area	553 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	G-ISBEM Ltd, G-ISBEM, v24.0, SBEM, v5.6.b.0

Assessor's details

Assessor's name	Malcolm Ward
Telephone	07769 972 331
Email	malcolm.ward@macward.plus.com
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