Energy performance certificate (EPC)			
61, Kennedy Avenue HIGH WYCOMBE HP11 1BX	Energy rating	Valid until: 7 November 2027 Certificate number: 0488-4961-7309 -5943-9944	
Property type		Semi-detached house	
Total floor area		156 square metres	

Rules on letting this property

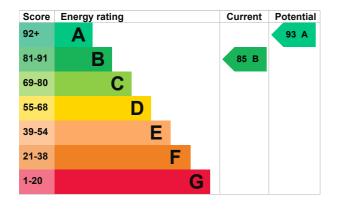
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance for landlords on the regulations and exemptions</u> (<u>https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</u>).

Energy rating and score

This property's energy rating is B. It has the potential to be A.

See how to improve this property's energy efficiency.



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
Walls	Average thermal transmittance 0.24 W/m²K	Very good
Roof	Average thermal transmittance 0.11 W/m ² K	Very good
Floor	Average thermal transmittance 0.16 W/m ² 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
Air tightness	Air permeability 5.2 m³/h.m² (assumed)	Good
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 74 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£517 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 £47 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:

- 4,548 kWh per year for heating
- 2,154 kWh per year for hot water

Impact on the envir	onment	This property produces	2.0 tonnes of CO2
This property's environmen B. It has the potential to be		This property's potential production	0.8 tonnes of CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
Carbon emissions		These ratings are based or about average occupancy	/ and energy use.
An average household produces	6 tonnes of CO2	People living at the property may use different amounts of energy.	

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Solar water heating	£4,000 - £6,000	£46
2. Solar photovoltaic panels	£5,000 - £8,000	£289

Help paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. 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 by visiting www.gov.uk/improve-energy-efficiency

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	Matt Fitzpatrick	
Telephone	01923 274 427 🌙	
Email	matt.fitzpatrick@abbeyconsultants.co.uk	

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	STR0003572
Telephone	0330 124 9660 🌙
Email	certification@stroma.com

About this assessment

No related party	
8 November 2017	
8 November 2017	
SAP	
	8 November 2017 8 November 2017