Energy performance certificate (EPC)

Flat 8 Broddick House Brambleside HIGH WYCOMBE HP11 1JY

Energy rating

17 September 2031

Certificate number:

Valid until:

0639-6721-4000 -)-0223-9292

Property type

Mid-floor flat

Total floor area

47 square metres

Rules on letting this property

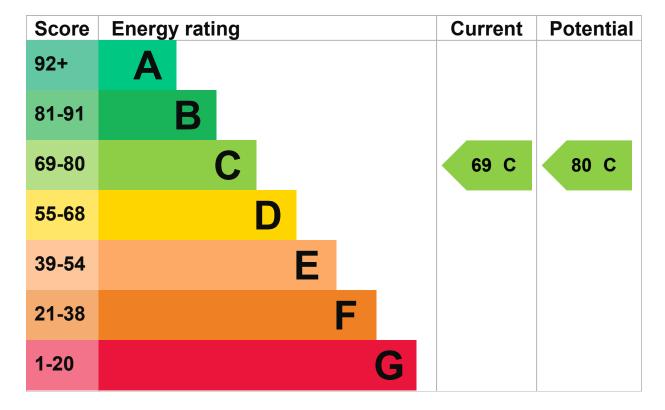
Properties can be let if they have an energy rating from A to E.

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).

Energy rating and score

This property's current energy rating is C. It has the potential to be C.

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
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Window	Fully double glazed	Average
Main heating	Electric storage heaters	Average
Main heating control	Manual charge control	Poor
Hot water	Electric immersion, off-peak	Average
Lighting	Low energy lighting in 75% of fixed outlets	Very good
Roof	(another dwelling above)	N/A

Feature	Description	Rating
Floor	(another dwelling below)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 397 kilowatt hours per square metre (kWh/m2).

About primary energy use

Additional information

Additional information about this property:

· Cavity fill is recommended

How this affects your energy bills

An average household would need to spend £683 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 £266 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2021** 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:

- 4,199 kWh per year for heating
- 1,571 kWh per year for hot water

Saving energy by installing insulation

Energy you could save:

• 1,670 kWh per year from cavity wall insulation

More ways to save energy

Find ways to save energy in your home.

Environmental impact of this property

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.

Carbon emissions

An average household produces

6 tonnes of CO2

This property produces

3.1 tonnes of CO2

This property's potential production

1.9 tonnes of CO2

You could improve this property's CO2 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.

▶ <u>Do I need to follow these steps in order?</u>

Step 1: Cavity wall insulation

Typical installation cost

£500 - £1,500

Typical yearly saving

£182

Potential rating after completing step 1

77 C

Step 2: High heat retention storage heaters

Typical installation cost

£1,200 - £1,800

Typical yearly saving

£60

Potential rating after completing steps 1 and 2

79 C

Step 3: Heat recovery system for mixer showers

Typical installation cost

£585 - £725

Typical yearly saving

£24

Potential rating after completing steps 1 to 3

80 C

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.

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

Paul Lenton

Telephone

07710 764872 🤳

Email

paul.lenton@homecountiesepcs.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

Elmhurst Energy Systems Ltd

Assessor's ID

EES/020911

Telephone

01455 883 250 🤳

Email

enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration

No related party

Date of assessment

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Date of certificate

18 September 2021

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 dluhc.digital-services@levellingup.gov.uk or call our helpdesk on (020 3829 0748) (Monday to Friday, 9am to 5pm).

Certificate number

0138-4043-6217-8149-5990 (/energy-certificate/0138-4043-6217-8149-5990)

Expired on

6 March 2021