

Energy performance certificate (EPC)

32 Gordon Road HIGH WYCOMBE HP13 6ER	Energy rating F	Valid until: 25 March 2034
		Certificate number: 3600-1367-0922-8327-3743

Property type: End-terrace house

Total floor area: 65 square metres

Rules on letting this property

! You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. 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).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

This property's energy rating is F. 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		
55-68	D		
39-54	E		
21-38	F	28 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, as built, no insulation (assumed)	Very poor
Roof	Pitched, 50 mm loft insulation	Poor
Roof	Pitched, no insulation (assumed)	Very poor
Window	Partial secondary glazing	Poor
Main heating	Electric storage heaters	Average
Main heating control	Automatic charge control	Average
Hot water	Gas multipoint	Average
Lighting	Low energy lighting in 38% of fixed outlets	Average
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Portable electric heaters (assumed)	N/A

Primary energy use

The primary energy use for this property per year is 758 kilowatt hours per square metre (kWh/m²).

▶ [About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£3,102 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 £2,307 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** 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:

- 14,822 kWh per year for heating
- 1,405 kWh per year for hot water

Impact on the environment

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

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

Carbon emissions

An average household produces	6 tonnes of CO2
This property produces	8.4 tonnes of CO2
This property's potential production	0.9 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.

Changes you could make

► [Do I need to follow these steps in order?](#)

Step 1: Increase loft insulation to 270 mm

Typical installation cost £100 - £350

Typical yearly saving £147

Potential rating after completing step 1

31 F

Step 2: Internal or external wall insulation

Typical installation cost £4,000 - £14,000

Typical yearly saving £1,048

Potential rating after completing steps 1 and 2

50 E

Step 3: Floor insulation (suspended floor)

Typical installation cost £800 - £1,200

Typical yearly saving £168

Potential rating after completing steps 1 to 3

55 D

Step 4: Draught proofing

Typical installation cost £80 - £120

Typical yearly saving £16

Potential rating after completing steps 1 to 4

55 D

Step 5: Low energy lighting

Typical installation cost £25

Typical yearly saving £50

Potential rating after completing steps 1 to 5

56 D

Step 6: Change heating to gas condensing boiler

Typical installation cost £3,000 - £7,000

Typical yearly saving £760

Potential rating after completing steps 1 to 6

73 C

Step 7: Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£58

Potential rating after completing steps 1 to 7

74 C

Step 8: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost

£3,300 - £6,500

Typical yearly saving

£59

Potential rating after completing steps 1 to 8

76 C

Step 9: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£573

Potential rating after completing steps 1 to 9

88 B

Help 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.

More ways to save energy

[Find ways to save energy in your home](#)

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	26 March 2024
Date of certificate	26 March 2024
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).

There are no related certificates for this property.

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/hUnC3Xq1T4\)](https://forms.office.com/e/hUnC3Xq1T4) [Service performance \(/service-performance\)](#)

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