

9 Sunters Wood Close
HIGH WYCOMBE
HP12 4DZ

Energy rating

D

Valid until: 17 June 2034

Certificate number: 0370-2114-1360-2094-8941

Property type

Detached house

Total floor area

120 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 D. 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 | | 81 B |
| 69-80 | C | | |
| 55-68 | D | 61 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

| Feature | Description | Rating |
|----------------------|---|-----------|
| Wall | Cavity wall, filled cavity | Average |
| Wall | Cavity wall, as built, partial insulation (assumed) | Average |
| Roof | Pitched, 150 mm loft insulation | Good |
| Roof | Pitched, limited insulation (assumed) | Poor |
| Window | Fully double glazed | Average |
| Main heating | Boiler and radiators, mains gas | Good |
| Main heating control | Programmer and room thermostat | Average |
| Hot water | From main system, no cylinder thermostat | Poor |
| Lighting | Low energy lighting in 71% of fixed outlets | Very good |
| Floor | Suspended, no insulation (assumed) | N/A |
| Floor | Solid, no insulation (assumed) | N/A |
| Secondary heating | Room heaters, mains gas | N/A |

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO₂. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Solar photovoltaics

Primary energy use

The primary energy use for this property per year is 278 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 **£2,626 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 £1,117 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:

- 13,894 kWh per year for heating
- 3,935 kWh per year for hot water

Carbon emissions

| | |
|---|-------------------|
| An average household produces | 6 tonnes of CO2 |
| This property produces | 6.0 tonnes of CO2 |
| This property's potential production | 2.7 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.

Step 1: Cavity wall insulation

Typical installation cost £500 - £1,500

Typical yearly saving £185

Potential rating after completing step 1

64 D

Step 2: Floor insulation (suspended floor)

Typical installation cost £800 - £1,200

Typical yearly saving £105

Potential rating after completing steps 1 and 2

66 D

Step 3: Hot water cylinder insulation

Increase hot water cylinder insulation

Typical installation cost £15 - £30

Typical yearly saving £43

Potential rating after completing steps 1 to 3

67 D

Step 4: Low energy lighting

Typical installation cost £20

Typical yearly saving £36

Potential rating after completing steps 1 to 4

67 D

Step 5: Hot water cylinder thermostat

Typical installation cost £200 - £400

Typical yearly saving £173

Potential rating after completing steps 1 to 5

70 C

Step 6: Heating controls (thermostatic radiator valves)

Heating controls (TRVs)

Step 7: Replace boiler with new condensing boiler

| | |
|--|-----------------|
| Typical installation cost | £2,200 - £3,000 |
| Typical yearly saving | £407 |
| Potential rating after completing steps 1 to 7 | 79 C |

Step 8: Solar water heating

| | |
|--|-----------------|
| Typical installation cost | £4,000 - £6,000 |
| Typical yearly saving | £76 |
| Potential rating after completing steps 1 to 8 | 81 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 | Rory Scrivener |
| Telephone | 08007734828  |
| Email | info@cjpropertymarketing.com |

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/031046 |
| Telephone | 01455 883 250  |
| Email | enquiries@elmhurstenergy.co.uk |

Date of certificate

18 June 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).

Certificate number

[8604-8562-3029-7907-7743 \(/energy-certificate/8604-8562-3029-7907-7743\)](#) [↗](#)

Expired on

5 March 2024

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