

45 Beech Road
HIGH WYCOMBE
HP11 1RY

Energy rating

D

Valid until: **10 June 2034**

Certificate number: **0350-2619-3360-2994-2835**

Property type

Semi-detached house

Total floor area

70 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		87 B
69-80	C		
55-68	D	62 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, as built, no insulation (assumed)	Poor
Roof	Pitched, 75 mm loft insulation	Average
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 67% of fixed outlets	Good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 289 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 **£1,383 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 £576 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:

- 9,149 kWh per year for heating
- 2,700 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is D. 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

3.6 tonnes of CO₂

Step 1: Increase loft insulation to 270 mm

Typical installation cost £100 - £350

Typical yearly saving £46

Potential rating after completing step 1

63 D

Step 2: Cavity wall insulation

Typical installation cost £500 - £1,500

Typical yearly saving £223

Potential rating after completing steps 1 and 2

68 D

Step 3: Floor insulation (solid floor)

Typical installation cost £4,000 - £6,000

Typical yearly saving £68

Potential rating after completing steps 1 to 3

70 C

Step 4: Low energy lighting

Typical installation cost £15

Typical yearly saving £26

Potential rating after completing steps 1 to 4

71 C

Step 5: Replace boiler with new condensing boiler

Typical installation cost £2,200 - £3,000

Typical yearly saving £134

Potential rating after completing steps 1 to 5

74 C

Step 6: Solar water heating

Typical installation cost £4,000 - £6,000

Typical yearly saving £80

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£528

Potential rating after completing steps 1 to 7

87 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

11 June 2024

Date of certificate

11 June 2024

Type of assessment

▶ [RdSAP](#)

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

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