Energy performance certificate (EPC)

36 Maybrook Gardens HIGH WYCOMBE HP13 6PJ	Energy rating **D**	Valid until:	**16 June 2034**
		Certificate number:	**0360-2492-4360 -2094-4915**

Property type	Detached house
Total floor area	137 square metres

Rules on letting this property

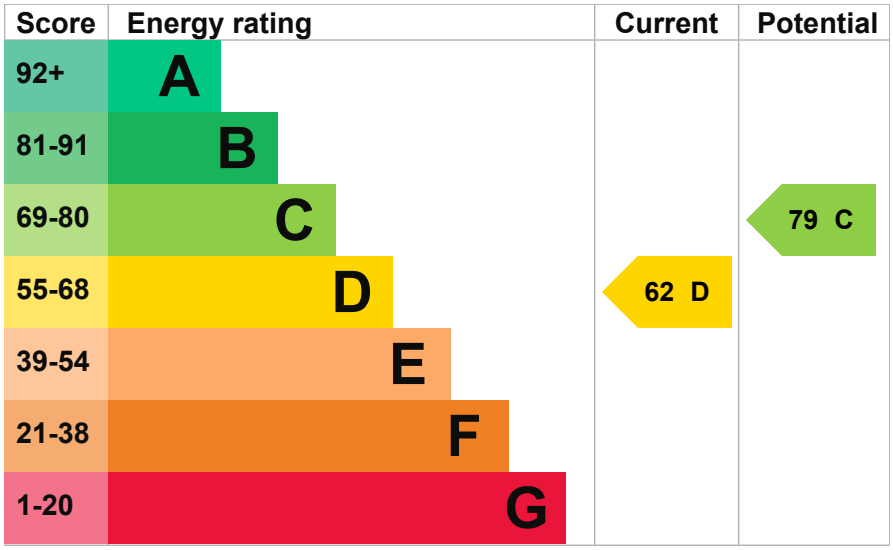
Properties can be let if they have an energy rating from A to E.

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 energy rating is D. 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

Feature	Description	Rating
Wall	Cavity wall, filled cavity	Average
Wall	Timber frame, as built, partial insulation (assumed)	Average
Roof	Pitched, 270 mm loft insulation	Good
Roof	Pitched, no insulation (assumed)	Very poor
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system, no cylinder thermostat	Average
Lighting	Low energy lighting in 63% of fixed outlets	Good
Floor	Solid, no insulation (assumed)	N/A
Floor	To unheated space, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 245 kilowatt hours per square metre (kWh/m2).

▶ About primary energy use

How this affects your energy bills

An average household would need to spend **£2,224 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 £623 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:

- 16,549 kWh per year for heating
- 3,472 kWh per year for hot water

Impact on the environment

This property's 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.

Carbon emissions

An average household produces	6 tonnes of CO2
This property produces	5.9 tonnes of CO2

Step 1: Flat roof or sloping ceiling insulation

Typical installation cost	£850 - £1,500
Typical yearly saving	£157
Potential rating after completing step 1	**65 D**

Step 2: Floor insulation (suspended floor)

Typical installation cost	£800 - £1,200
Typical yearly saving	£62
Potential rating after completing steps 1 and 2	**66 D**

Step 3: Floor insulation (solid floor)

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£145
Potential rating after completing steps 1 to 3	**68 D**

Step 4: Low energy lighting

Typical installation cost	£30
Typical yearly saving	£45
Potential rating after completing steps 1 to 4	**69 C**

Step 5: Hot water cylinder thermostat

Typical installation cost	£200 - £400
Typical yearly saving	£123
Potential rating after completing steps 1 to 5	**71 C**

Step 6: Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£91

Typical installation cost	£3,500 - £5,500
Typical yearly saving	£528
Potential rating after completing steps 1 to 7	79 C

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). 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	Carl Jones
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/018712
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	12 June 2024
Date of certificate	17 June 2024
Type of assessment	▶ RdSAP