# **Energy performance certificate (EPC)**

Flat 3 Woodlands View Herbert Road HIGH WYCOMBE HP13 7HH	Energy rating	Valid until:	Valid until: <b>12 August 2030</b>	
		Certificate number:	0963-2882-64842390-6635	
Property type				
Top-floor flat				
Total floor area				

#### Rules on letting this property

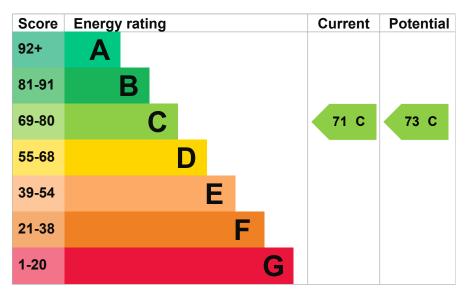
Properties can be let if they have an energy rating from A to E.

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-<u>guidance)</u>.

#### 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, insulated (assumed)	Good

Reature	Bester 1000 mm loft insulation	Rating Dod
Window	Fully double glazed	Good
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 all fixed outlets	Very good
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 392 kilowatt hours per square metre (kWh/m2).

### About primary energy use

#### How this affects your energy bills

An average household would need to spend £571 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 £26 per year if you complete the suggested steps for improving this property's energy rating.

This is based on average costs in 2020 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:

- 3,433 kWh per year for heating
- 1,577 kWh per year for hot water

#### Impact on the environment

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

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**

This property produces

## An average household produces

6 tonnes of CO2

2.7 tonnes of CO2

2.6 tonnes of CO2

#### This property's potential production

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.

Do I need to follow these steps in order?

## Step 1: Party wall insulation

Typical installation cost

Typical yearly saving

Potential rating after completing step 1

# 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

Adam Comiskey

### Telephone

01844 318 288 🌙

### Email

admin@expertsurveysolutions.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

**Quidos Limited** 

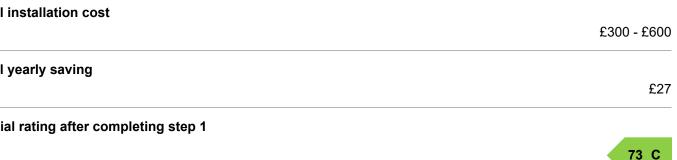
Assessor's ID QUID201465

Telephone 01225 667 570 🍠

Email info@quidos.co.uk

# About this assessment

Assessor's declaration



No related party

## Date of assessment

12 August 2020

## Date of certificate

13 August 2020

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

### Certificate number

8603-3326-4829-3426-9903 (/energy-certificate/8603-3326-4829-3426-9903)

## Expired on

21 January 2020

## Certificate number

9328-9946-6240-6881-3030 (/energy-certificate/9328-9946-6240-6881-3030)

### Expired on

11 October 2019

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