Energy performance certificate (EPC)			
53 Knaves Hollow Wooburn Moor HIGH WYCOMBE HP10 0PB	Energy rating	Valid until: 23 May 2033 Certificate number: 0350-2464-6250-2027-2771	
Property type	Top-floor flat		
Total floor area		46 square metres	

Rules on letting this property

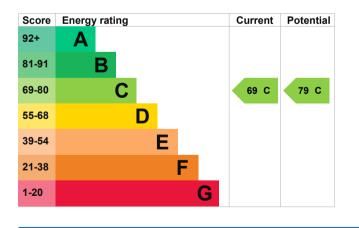
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlordguidance).

Energy rating and score

This property's current energy rating is C. It has the potential to be C.

<u>See how to improve this property's energy</u> <u>efficiency</u>.



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
Roof	Pitched, 150 mm loft insulation	Good
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	No low energy lighting	Very poor
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 389 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£1,085 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 £406 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** when this EPC was created. People living at the property may use different amounts of heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 3,649 kWh per year for heating
- 1,785 kWh per year for hot water

Saving energy by installing insulation

Energy you could save:

• 391 kWh per year from loft insulation

More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

Environmental imp property	act of this	This property's potential production	2.1 tonnes of CO2
This property's current environmental impact rating is E. It has the potential to be D.		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment. Environmental impact ratings are based on	
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.			
An average household produces	6 tonnes of CO2	assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.	
This property produces	3.1 tonnes of CO2		
Changes you could	l make		

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£66

Step	Typical installation cost	Typical yearly saving
2. Party wall insulation	£300 - £600	£90
3. Add additional 80 mm jacket to hot water cylinder	£15 - £30	£21
4. Low energy lighting	£30	£72
5. High heat retention storage heaters	£1,200 - £1,800	£121
6. Heat recovery system for mixer showers	£585 - £725	£37

Paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. This will help you buy a more efficient, low carbon heating system for this property.

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Email	paul.lenton@homecountiesepcs.co.uk
Telephone	07710 764872
Assessor's name	Paul Lenton

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate Type of assessment Elmhurst Energy Systems Ltd EES/020911 01455 883 250 enquiries@elmhurstenergy.co.uk

No related party 24 May 2023 24 May 2023 RdSAP