

Energy performance certificate (EPC)

3 Green Road HIGH WYCOMBE HP13 5BD	Energy rating E	Valid until: 17 May 2034
		Certificate number: 0330-2233-3350 -2194-5881

Property type	Detached house
Total floor area	128 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 E. 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		82 B
69-80	C		
55-68	D		
39-54	E	47 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

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, no insulation (assumed)	Poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 300 mm loft insulation	Very good
Roof	Pitched, insulated (assumed)	Average
Window	Mostly double glazing	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 50% of fixed outlets	Good
Floor	Suspended, no insulation (assumed)	N/A
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 359 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 **£3,084 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 £1,647 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:

- 17,434 kWh per year for heating
- 4,069 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is F. 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	8.2 tonnes of CO2
This property's potential production	2.6 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.

Changes you could make

► [Do I need to follow these steps in order?](#)

Step 1: Cavity wall insulation

Typical installation cost £500 - £1,500

Typical yearly saving £329

Potential rating after completing step 1

52 E

Step 2: Floor insulation (suspended floor)

Typical installation cost £800 - £1,200

Typical yearly saving £176

Potential rating after completing steps 1 and 2

55 D

Step 3: Floor insulation (solid floor)

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

Typical yearly saving £77

Potential rating after completing steps 1 to 3

56 D

Step 4: Hot water cylinder insulation

Add additional 80 mm jacket to hot water cylinder

Typical installation cost £15 - £30

Typical yearly saving £41

Potential rating after completing steps 1 to 4

57 D

Step 5: Low energy lighting

Typical installation cost £20

Typical yearly saving £61

Potential rating after completing steps 1 to 5

58 D

Step 6: Hot water cylinder thermostat

Typical installation cost £200 - £400

Typical yearly saving	£208
-----------------------	------

Potential rating after completing steps 1 to 6
--

61 D

Step 7: Heating controls (thermostatic radiator valves)

Heating controls (TRVs)

Typical installation cost	£350 - £450
---------------------------	-------------

Typical yearly saving	£106
-----------------------	------

Potential rating after completing steps 1 to 7
--

63 D

Step 8: Replace boiler with new condensing boiler

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

Typical yearly saving	£486
-----------------------	------

Potential rating after completing steps 1 to 8
--

71 C

Step 9: Solar water heating

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

Typical yearly saving	£92
-----------------------	-----

Potential rating after completing steps 1 to 9
--

73 C

Step 10: Replacement glazing units

Typical installation cost	£1,000 - £1,400
---------------------------	-----------------

Typical yearly saving	£72
-----------------------	-----

Potential rating after completing steps 1 to 10

74 C

Step 11: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£3,500 - £5,500
---------------------------	-----------------

Typical yearly saving	£573
-----------------------	------

Potential rating after completing steps 1 to 11

82 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	George Broadbent
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/029498
Telephone	01455 883 250 
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	17 May 2024
Date of certificate	18 May 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).

There are no related certificates for this property.

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

[Give feedback \(https://forms.office.com/e/hUnC3Xq1T4\)](https://forms.office.com/e/hUnC3Xq1T4) [Service performance \(/service-performance\)](#)

OGI

All content is available under the [Open Government Licence v3.0 \(https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/\)](https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/), except where otherwise stated



ht (<https://www.nationalarchives.gov.uk/information-management/re-using-public-sector-information/uk-government-licensing-framework/>)