Flat 9 St. Bernards Court Harlow Road HIGH WYCOMBE HP11 1BL	Energy rating	Valid until:	23 June 2034
		Certificate number:	2540-3039-0206
Property type Ground-floor flat			
Total floor area	7	71 square metres	

Rules on letting this property

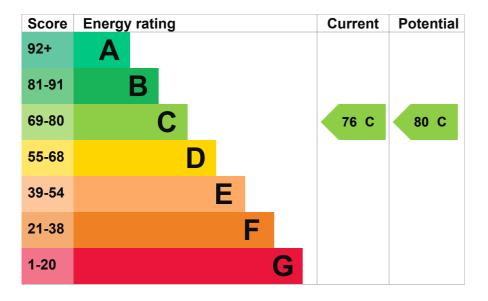
Properties can be let if they have an energy rating from A to E.

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

Energy rating and score

This property's 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

reature	Description	Rating
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Wall	Cavity wall, as built, partial insulation (assumed)	Average
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	Good
Lighting	Low energy lighting in 86% of fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 154 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 £826 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 £148 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:

- 5,082 kWh per year for heating
- 1,796 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is C. 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

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Step 1: Cavity wall insulation

Typical installation cost	£500 - £1,500
Typical yearly saving	£73
Potential rating after completing step 1	78 C

Step 2: Floor insulation (suspended floor)

Typical installation cost	£800 - £1,200
Typical yearly saving	£75
Potential rating after completing steps 1 and 2	80 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	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	

Date of certificate	24 June 2024
Type of assessment	▶ <u>RdSAP</u>

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

0910-2802-7233-9707-9585 (/energy-certificate/0910-2802-7233-9707-9585)

Expired on

1 July 2023

 Help (/help)
 Accessibility (/accessibility-statement)
 Cookies (/cookies)

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

OGL

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



ht (https://www.nationalarchives.gov.uk/information-management/re-using-public-sector-information/uk-government-licensing-framewor