

56, Keep Hill Drive
HIGH WYCOMBE
HP11 1DT

Energy rating

E

Valid until: 15 October 2024

Certificate number: 9858-8953-7270 -2784-9964

Property type

Semi-detached house

Total floor area

89 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		83 B
69-80	C		
55-68	D		
39-54	E	45 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

Feature	Description	Rating
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 100 mm loft insulation	Average
Window	Fully double glazed	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	No low energy lighting	Very poor
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 353 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 **£1,375 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 £735 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2014** 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:

- 12,957 kWh per year for heating
- 3,587 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is E. 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

This property produces

6.0 tonnes of CO₂

Step 1: Increase loft insulation to 270 mm

Typical installation cost £100 - £350

Typical yearly saving £28

Potential rating after completing step 1 **46 E**

Step 2: Cavity wall insulation

Typical installation cost £500 - £1,500

Typical yearly saving £244

Potential rating after completing steps 1 and 2 **55 D**

Step 3: Floor insulation

Typical installation cost £800 - £1,200

Typical yearly saving £70

Potential rating after completing steps 1 to 3 **58 D**

Step 4: Hot water cylinder insulation

Add additional 80 mm jacket to hot water cylinder

Typical installation cost £15 - £30

Typical yearly saving £15

Potential rating after completing steps 1 to 4 **59 D**

Step 5: Low energy lighting

Typical installation cost £60

Typical yearly saving £43

Potential rating after completing steps 1 to 5 **61 D**

Step 6: Hot water cylinder thermostat

Typical installation cost £200 - £400

Step 7: Heating controls (thermostatic radiator valves)

Heating controls (TRVs)

Typical installation cost	£350 - £450
Typical yearly saving	£35
Potential rating after completing steps 1 to 7	65 D

Step 8: Replace boiler with new condensing boiler

Typical installation cost	£2,200 - £3,000
Typical yearly saving	£170
Potential rating after completing steps 1 to 8	72 C

Step 9: Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£40
Potential rating after completing steps 1 to 9	74 C

Step 10: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£9,000 - £14,000
Typical yearly saving	£258
Potential rating after completing steps 1 to 10	83 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.

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	QUID200140
Telephone	01225 667 570 ↗
Email	info@quidos.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	15 October 2014
Date of certificate	16 October 2014
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 \(/service-performance\)](#)

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