

Energy performance certificate (EPC)

14 Fiddlers Green Lane CHESHAM GL51 0JH	Energy rating G	Valid until: 28 September 2032 Certificate number: 0732-8121-4100-0273-4232
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Property type	End-terrace house
Total floor area	91 square metres

Rules on letting this property

i You may not be able to let this property

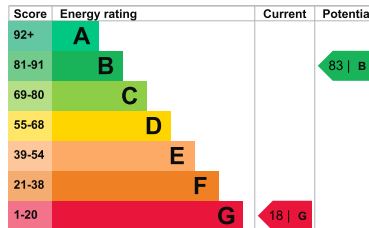
This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](#) (https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/646262/guidance-landlords-exemptions.pdf).

Properties can be let if they have an energy rating from A to E. The [recommendations section](#) sets out changes you can make to improve the property's rating.

Energy efficiency rating for this property

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

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 50 mm loft insulation	Poor
Roof	Pitched, 200 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	No system present: electric heaters assumed	Very poor
Main heating control	None	Very poor
Hot water	Electric immersion, standard tariff	Very poor
Lighting	Low energy lighting in 30% of fixed outlets	Average
Floor	Solid, no insulation (assumed)	N/A
Floor	Solid, limited insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 491 kilowatt hours per square metre (kWh/m²).

[What is primary energy use?](#)

Additional information

Additional information about this property:

- Cavity fill is recommended

Environmental impact of this property

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

Properties are rated in a scale from A to G based on how much carbon dioxide (CO₂) they produce.

Properties with an A rating produce less CO₂ than G rated properties.

An average household produces	6 tonnes of CO ₂
This property produces	7.5 tonnes of CO ₂
This property's potential production	3.1 tonnes of CO ₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 4.4 tonnes per year. This will help to protect the environment.

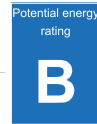
Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from G (18) to B (83).

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



Step 1: Increase loft insulation to 270 mm

Increase loft insulation to 270 mm

Typical installation cost £100 - £350

Typical yearly saving £178

Potential rating after completing step 1 22 | F

Step 2: Cavity wall insulation

Cavity wall insulation

Typical installation cost £500 - £1,500

Typical yearly saving £496

Potential rating after completing steps 1 and 2 32 | F

Step 3: Floor insulation (solid floor)

Floor insulation (solid floor)

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

Typical yearly saving £198

Potential rating after completing steps 1 to 3 36 | F

Step 4: Hot water cylinder insulation

Add additional 60 mm jacket to hot water cylinder

Typical installation cost £15 - £30

Typical yearly saving £29

Potential rating after completing steps 1 to 4 37 | F

Step 5: Low energy lighting

Low energy lighting

Typical installation cost £80

Typical yearly saving £30

Potential rating after completing steps 1 to 5 38 | F

Step 6: High heat retention storage heaters

High heat retention storage heaters

Typical installation cost £2,400 - £3,600

Typical yearly saving £933

Potential rating after completing steps 1 to 6 69 | C

Step 7: Solar water heating

Solar water heating

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

Typical yearly saving £85

Potential rating after completing steps 1 to 7 70 | C

Step 8: Replacement glazing units

Replacement glazing units

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

Typical yearly saving £85

Potential rating after completing steps 1 to 8 73 | C

Step 9: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

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

Typical yearly saving £394

Potential rating after completing steps 1 to 9 83 | B

Paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme](#) (<https://www.gov.uk/guidance/check-if-you-qualify-for-the-boiler-upgrade-scheme-from-2022>). This will help you buy a more efficient, low carbon heating system for this property.

[Find energy grants and ways to save energy in your home](#) (<https://www.gov.uk/improve-energy-efficiency>).

Estimated energy use and potential savings

Estimated yearly energy cost for this property £2971

Potential saving £2034

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The potential saving shows how much money you could save if you [complete each recommended step in order](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice](#) (<https://www.gov.uk/improve-energy-efficiency>).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Type of heating	Estimated energy used
Space heating	11701 kWh per year
Water heating	2198 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Loft insulation	870 kWh per year
Cavity wall insulation	2427 kWh per year

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

Assessor's name	Nicholas Smee
Telephone	01242 524242
Email	admin@connorandcompany.co.uk

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/020455
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration	No related party
Date of assessment	27 September 2022
Date of certificate	29 September 2022
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 dhbc_digital_services@wellmynyc.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.