

# Energy performance certificate (EPC)

Marchwood Bryants Bottom GREAT MISSENDEN HP16 0JS	Energy rating <b>F</b>	Valid until: <b>2 July 2029</b>
		Certificate number: <b>8708-4326-9529-6107-6313</b>

## Property type

Detached house

## Total floor area

166 square metres

## Rules on letting this property



## You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

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 rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E		
21-38	F	37 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
Roof	Pitched, 100 mm loft insulation	Average
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in all fixed outlets	Very good

Feature	Description	Rating
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 282 kilowatt hours per square metre (kWh/m<sup>2</sup>).

▶ [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 **£1,899 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 £952 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2019** 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:

- 26,072 kWh per year for heating
- 3,898 kWh per year for hot water

## Saving energy by installing insulation

Energy you could save:

- 938 kWh per year from loft insulation
- 6,537 kWh per year from cavity wall insulation

## More ways to save energy

[Find ways to save energy in your home.](#)

### Environmental impact of this property

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year. CO<sub>2</sub> harms the environment.

# Carbon emissions

## An average household produces

6 tonnes of CO<sub>2</sub>

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## This property produces

12.0 tonnes of CO<sub>2</sub>

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## This property's potential production

5.0 tonnes of CO<sub>2</sub>

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You could improve this property's CO<sub>2</sub> 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?](#)

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### Step 1: Increase loft insulation to 270 mm

Typical installation cost

£100 - £350

Typical yearly saving

£54

Potential rating after completing step 1

**38 F**

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### Step 2: Cavity wall insulation

Typical installation cost

£500 - £1,500

Typical yearly saving

£378

Potential rating after completing steps 1 and 2

**50 E**

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### Step 3: Floor insulation (solid floor)

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£107

Potential rating after completing steps 1 to 3

**54 E**

## 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

55 D

## Step 5: Heating controls (room thermostat and TRVs)

### Typical installation cost

£350 - £450

### Typical yearly saving

£127

### Potential rating after completing steps 1 to 5

59 D

## Step 6: Replace boiler with new condensing boiler

### Typical installation cost

£2,200 - £3,000

### Typical yearly saving

£224

### Potential rating after completing steps 1 to 6

67 D

## Step 7: Solar water heating

### Typical installation cost

£4,000 - £6,000

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**Typical yearly saving**

£48

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**Potential rating after completing steps 1 to 7**69 C

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**Step 8: Solar photovoltaic panels, 2.5 kWp****Typical installation cost**

£3,500 - £5,500

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**Typical yearly saving**

£321

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**Potential rating after completing steps 1 to 8**75 C

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**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.

**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**

Vincent Piron

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**Telephone**

01296 311890

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**Email**[admin@bierce.co.uk](mailto:admin@bierce.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

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### Assessor's ID

EES/023260

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### Telephone

01455 883 250

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### Email

[enquiries@elmhurstenergy.co.uk](mailto:enquiries@elmhurstenergy.co.uk)

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## About this assessment

### Assessor's declaration

No related party

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### Date of assessment

2 July 2019

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### Date of certificate

3 July 2019

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### Type of assessment

▶ [RdSAP](#)

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### 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](mailto: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.