Energy performance certificate (EPC)		
69 Mill Road Stokenchurch HIGH WYCOMBE HP14 3TP	Energy rating	Valid until: 26 October 2033 Certificate number: 2434-3906-4200-7007-7204
Property type Semi-detached house		
Total floor area	80 square metres	

Rules on letting this property

You may not be able to let this property

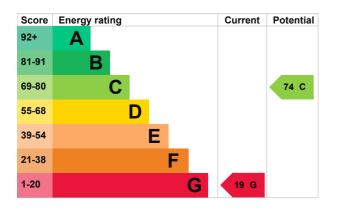
This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read <u>guidance for landlords on the regulations and exemptions</u> (<u>https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</u>).

Properties can be let if they have an energy rating from A to E. You could make changes to <u>improve this property's energy rating</u>.

Energy rating and score

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

<u>See how to improve this property's energy</u> <u>efficiency</u>.



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	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 150 mm loft insulation	Good
Roof	Pitched, 100 mm loft insulation	Average
Window	Single glazed	Very poor
Main heating	Boiler and radiators, oil	Average
Main heating	Boiler and radiators, electric	Very poor
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Average
Lighting	Low energy lighting in 33% of fixed outlets	Average
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 514 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£4,046 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 £2,370 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- 15,984 kWh per year for heating
- 2,792 kWh per year for hot water

Impact on the envi	ronment	This property produces	8.6 tonnes of CO2
This property's current env rating is F. It has the poten	•	This property's potential production	2.5 tonnes of CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
Carbon emissions		These ratings are based of about average occupancy People living at the prope	/ and energy use.
An average household produces	6 tonnes of CO2	amounts of energy.	

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£1,382
2. Floor insulation (suspended floor)	£800 - £1,200	£158
3. Floor insulation (solid floor)	£4,000 - £6,000	£137
4. Draught proofing	£80 - £120	£68
5. Low energy lighting	£30	£64

Step	Typical installation cost	Typical yearly saving
6. Condensing boiler	£2,200 - £3,000	£89
7. Solar water heating	£4,000 - £6,000	£70
8. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£345
9. High performance external doors	£1,000	£57
10. Solar photovoltaic panels	£3,500 - £5,500	£674

Help paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. 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 by visiting <u>www.gov.uk/improve-energy-efficiency</u>.

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

About this assessment

Assessor's declaration	No related party
Date of assessment	27 October 2023
Date of certificate	27 October 2023
Type of assessment	RdSAP