Energy performance certificate (EPC)			
Hillcot Water End Road Beacons Bottom HIGH WYCOMBE HP14 3XF	Energy rating	Valid until: 25 February 2030 Certificate number: 8400-3757-8322-2826-4203	
Property type		Semi-detached house	
Total floor area		74 square metres	

Rules on letting this property

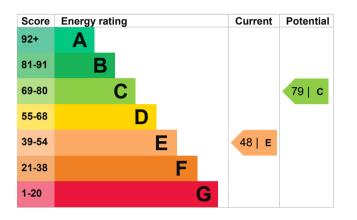
Properties can be let if they have an energy rating from A to E.

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>).

Energy efficiency rating for this property

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

<u>See how to improve this property's energy</u> 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	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 270 mm loft insulation	Good
Roof	Pitched, 200 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, wood logs	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

• Biomass secondary heating

Primary energy use

The primary energy use for this property per year is 288 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property		This property produces	5.0 tonnes of CO2	
This property's current environmental impact rating is E. It has the potential to be C.		This property's potential production	2.1 tonnes of CO2	
Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.		By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 2.9 tonnes per year. This will help to protect the		
Properties with an A rating produce less CO2		environment.		
than G rated properties. An average household produces	6 tonnes of CO2	Environmental impact ratings are based or assumptions about average occupancy an energy use. They may not reflect how ene consumed by the people living at the prope		

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 E (48) to C (79).

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£235
2. Floor insulation (suspended floor)	£800 - £1,200	£31
3. Floor insulation (solid floor)	£4,000 - £6,000	£27
4. Add additional 80 mm jacket to hot water cylinder	£15 - £30	£8
5. Solar water heating	£4,000 - £6,000	£45
6. Solar photovoltaic panels	£3,500 - £5,500	£335

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.

Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£930
Potential saving if you complete every step in order	£346

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.

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	13324 kWh per year		
Water heating	2759 kWh per year		
Potential energy savings by installing insulation			
Type of insulation	Amount of energy saved		
Loft insulation	14 kWh per year		
Solid wall insulation	4566 kWh per year		

Saving energy in this property

Find ways to save energy in your home by visiting <u>www.gov.uk/improve-energy-efficiency</u>.

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		
Telephone		
Email		

Neil Sanders 01494483344 <u>neil@techno-graph.co.uk</u>

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate Type of assessment Stroma Certification Ltd STRO005404 0330 124 9660 certification@stroma.com

No related party 25 February 2020 26 February 2020 RdSAP