Energy performance certificate (EPC)				
Belmont Handleton Common Lane End HIGH WYCOMBE HP14 3LA	Energy rating	Valid until: <b>11 June 2033</b>  Certificate number: <b>0330-2492-7260-2597-1765</b>		
Property type	Detached bungalow			
Total floor area		113 square metres		

# Rules on letting this property

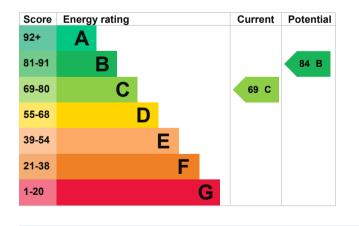
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlordguidance).

# Energy rating and score

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

<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	Cavity wall, filled cavity	Average
Roof	Pitched, 250 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 80% of fixed outlets	Very good
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 205 kilowatt hours per square metre (kWh/m2).

## How this affects your energy bills

An average household would need to spend **£2,039 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 £453 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:

- 12,375 kWh per year for heating
- 2,951 kWh per year for hot water

#### More ways to save energy

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

This property produces	4.1 tonnes of CO2	
This property's potential production	2.1 tonnes of CO2	
You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.		
These ratings are based or	n assumptions about	
average occupancy and energy use. People living at the property may use different amounts of energy.		
	This property's potential production You could improve this pro emissions by making the se This will help to protect the These ratings are based or average occupancy and en living at the property may u	

# Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (suspended floor)	£800 - £1,200	£137
2. Floor insulation (solid floor)	£4,000 - £6,000	£89
3. Solar water heating	£4,000 - £6,000	£123
4. Replacement glazing units	£1,000 - £1,400	£104
5. Solar photovoltaic panels	£3,500 - £5,500	£677

## 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.

# 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
Telephone
Email

Paul Lenton 07710 764872 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 Assessor's ID Telephone Email Elmhurst Energy Systems Ltd EES/020911 01455 883 250 <u>enquiries@elmhurstenergy.co.uk</u>

## About this assessment

Assessor's declaration Date of assessment Date of certificate Type of assessment No related party 12 June 2023 12 June 2023 RdSAP