# **Energy performance certificate (EPC)**

Whitethorns	Energy rating	Valid until:	17 March 2034
Horseshoe Road Radnage HIGH WYCOMBE HP14 4EB	Certificate number:		9686-3036-4207-2694- 0200
		_	

Property type	Semi-detached house
Total floor area	78 square metres

# Rules on letting this property



# You may not be able to let this property

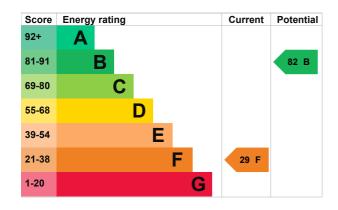
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read <u>guidance for landlords on the regulations and exemptions</u> (<a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/domestic-private-rented-property-m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

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

# **Energy rating and score**

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

<u>See how to improve this property's energy 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, as built, no insulation (assumed)	Poor
Roof	Pitched, no insulation	Very poor
Window	Some secondary glazing	Poor
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer and room thermostat	Average
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in 40% of fixed outlets	Average
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Portable electric heaters (assumed)	N/A

#### Primary energy use

The primary energy use for this property per year is 409 kilowatt hours per square metre (kWh/m2).

#### **Additional information**

Additional information about this property:

Cavity fill is recommended

### How this affects your energy bills

An average household would need to spend £2,243 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 £1,428 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** 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:

- 16,253 kWh per year for heating
- · 3,472 kWh per year for hot water

### Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

#### Carbon emissions

An average household produces

6 tonnes of CO2

This property produces 7.9 tonnes of CO2

This property's 2.2 tonnes of CO2
potential production

You could improve this property's CO2 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

Typical installation cost	Typical yearly saving
£100 - £350	£330
£500 - £1,500	£325
£4,000 - £6,000	£93
£15 - £30	£16
£80 - £120	£23
	£100 - £350 £500 - £1,500 £4,000 - £6,000 £15 - £30

Step	Typical installation cost	Typical yearly saving
6. Low energy lighting	£30	£54
7. Hot water cylinder thermostat	£200 - £400	£78
8. Heating controls (TRVs)	£350 - £450	£52
9. Condensing boiler	£2,200 - £3,000	£278
10. Solar water heating	£4,000 - £6,000	£64
11. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£87
12. High performance external doors	£1,500	£29
13. Solar photovoltaic panels	£3,500 - £5,500	£571

# 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 <a href="www.gov.uk/improve-energy-efficiency">www.gov.uk/improve-energy-efficiency</a>

# 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	18 March 2024	
Date of certificate	18 March 2024	
Type of assessment	RdSAP	