

Energy performance certificate (EPC)

272 West Wycombe Road HIGH WYCOMBE HP12 4AB	Energy rating G	Valid until: 20 September 2033
		Certificate number: 0911-1208-6807-5453-0600

Property type

Semi-detached house

Total floor area

89 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 [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 G. 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		72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	1 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	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Pitched, no insulation (assumed)	Very poor
Window	Single glazed	Very poor
Main heating	Room heaters, electric	Very poor
Main heating control	No thermostatic control of room temperature	Poor
Hot water	Electric instantaneous at point of use	Very poor
Lighting	Low energy lighting in 30% of fixed outlets	Average
Floor	Suspended, no insulation (assumed)	N/A
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 730 kilowatt hours per square metre (kWh/m²).

► [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 **£7,776 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 £5,704 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:

- 19,186 kWh per year for heating
- 1,355 kWh per year for hot water

Impact on the environment

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

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

Carbon emissions

An average household produces

6 tonnes of CO₂

This property produces

11.0 tonnes of CO₂

This property's potential production

4.9 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 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?](#)

Step 1: Flat roof or sloping ceiling insulation

Typical installation cost

£850 - £1,500

Typical yearly saving

£325

Potential rating after completing step 1

2 G

Step 2: Cavity wall insulation

Typical installation cost

£500 - £1,500

Typical yearly saving

£147

Potential rating after completing steps 1 and 2

3 G

Step 3: Internal or external wall insulation

Typical installation cost

£4,000 - £14,000

Typical yearly saving

£1,495

Potential rating after completing steps 1 to 3

15 G

Step 4: Floor insulation (suspended floor)

Typical installation cost

£800 - £1,200

Typical yearly saving

£262

Potential rating after completing steps 1 to 4

18 G

Step 5: Floor insulation (solid floor)

Typical installation cost

£4,000 - £6,000

Typical yearly saving

Potential rating after completing steps 1 to 519 G

Step 6: Draught proofing

Typical installation cost

£80 - £120

Typical yearly saving

£90

Potential rating after completing steps 1 to 620 G

Step 7: Low energy lighting

Typical installation cost

£35

Typical yearly saving

£54

Potential rating after completing steps 1 to 721 F

Step 8: High heat retention storage heaters

Typical installation cost

£2,000 - £3,000

Typical yearly saving

£2,662

Potential rating after completing steps 1 to 853 E

Step 9: Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£341

Potential rating after completing steps 1 to 958 D

Step 10: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost

Typical yearly saving

£216

Potential rating after completing steps 1 to 1062 D

Step 11: Solar photovoltaic panels, 2.5 kWp**Typical installation cost**

£3,500 - £5,500

Typical yearly saving

£759

Potential rating after completing steps 1 to 1172 C

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.

More ways to save energy

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

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

Laura Manning

Telephone

07834 971131

Emailloric.energy@outlook.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme

Quidos Limited

Assessor's ID

QUID204031

Telephone

01225 667 570

Emailinfo@quidos.co.uk

About this assessment

Assessor's declaration

No related party

Date of assessment

14 September 2023

Date of certificate

21 September 2023

Type of assessment

▶ [RdSAP](#)

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 or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

[Help \(/help\)](#). [Accessibility \(/accessibility-statement\)](#). [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/hUnC3Xq1T4\)](https://forms.office.com/e/hUnC3Xq1T4). [Service performance \(/service-performance\)](#)

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