

Energy performance certificate (EPC)

16, Oaktree Close
Penn
HIGH WYCOMBE
HP10 8BW

Energy rating

D

Valid until: **15 July 2022**

Certificate number: **9578-8059-7283-0902-1960**

Property type

Semi-detached house

Total floor area

128 square metres

Rules on letting this property

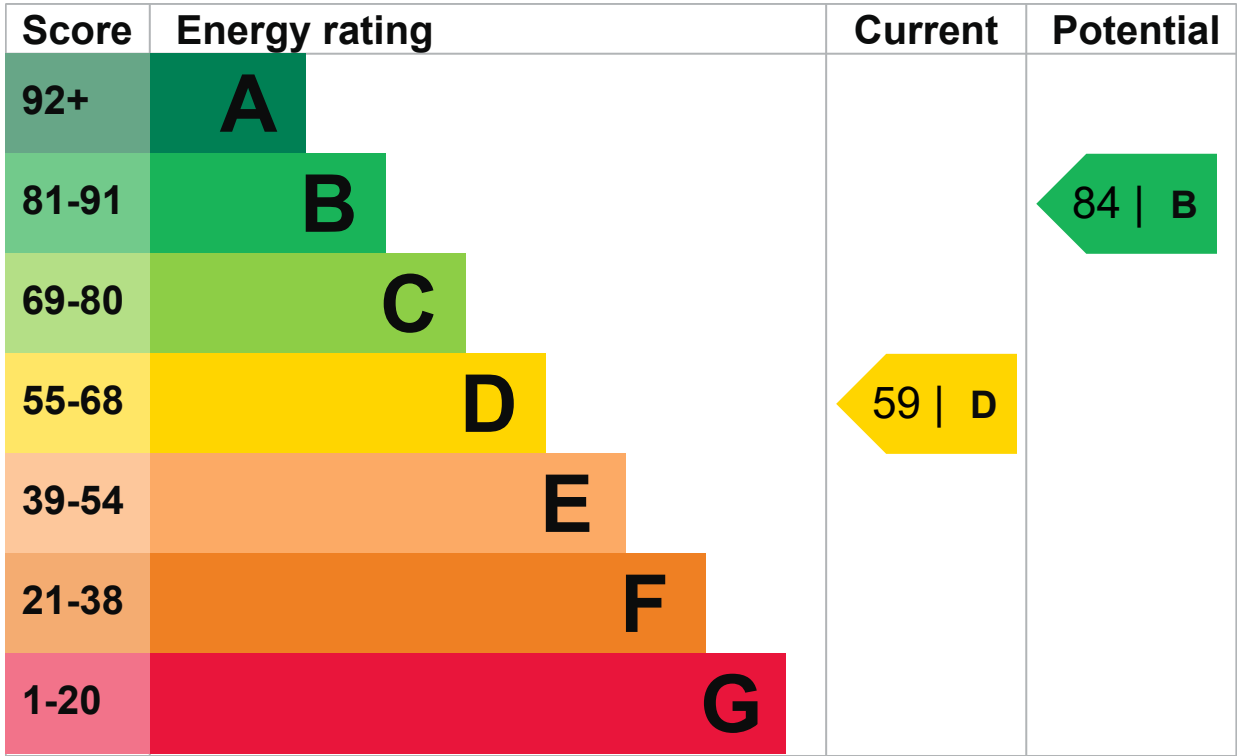
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or 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>).

Energy efficiency rating for this property

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

[See how to improve this property's energy 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	Cavity wall, filled cavity	Good
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 50 mm loft insulation	Poor

Feature	Description	Rating
Roof	Flat, insulated (assumed)	Average
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in 38% of fixed outlets	Average
Floor	Solid, no insulation (assumed)	N/A
Floor	Solid, insulated (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 230 kilowatt hours per square metre (kWh/m²).

► [What is primary energy use?](#)

Environmental impact of this property

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

Properties are rated in a scale from A to G based on how much carbon dioxide (CO₂) they produce.

Properties with an A rating produce less CO₂ than G rated properties.

An average household produces

6 tonnes of CO₂

This property produces

5.7 tonnes of CO₂

This property's potential production

1.9 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 3.8 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from D (59) to B (84).

► [What is an energy rating?](#)



Recommendation 1: Increase loft insulation to 270 mm

Increase loft insulation to 270 mm

Typical installation cost

£100 - £350

Typical yearly saving

£56

Potential rating after carrying out recommendation 1

61 | D

Recommendation 2: Floor insulation

Floor insulation

Typical installation cost

£800 - £1,200

Typical yearly saving

£62

Potential rating after carrying out recommendations 1 and 2

64 | D

Recommendation 3: Draught proofing

Draught proofing

Typical installation cost

£80 - £120

Typical yearly saving

£46

Potential rating after carrying out recommendations 1 to 3

65 | D

Recommendation 4: Low energy lighting

Low energy lighting

Typical installation cost

£50

Typical yearly saving

£30

Potential rating after carrying out recommendations 1 to 4

66 | D

Recommendation 5: Hot water cylinder thermostat

Hot water cylinder thermostat

Typical installation cost

£200 - £400

Typical yearly saving

£82

Potential rating after carrying out recommendations 1 to 5

69 | C

Recommendation 6: Heating controls (thermostatic radiator valves)

Heating controls (TRVs)

Typical installation cost

£350 - £450

Typical yearly saving

£32

Potential rating after carrying out recommendations 1 to 6

70 | C

Recommendation 7: Replace boiler with new condensing boiler

Condensing boiler

Typical installation cost

£2,200 - £3,000

Typical yearly saving

£145

Potential rating after carrying out recommendations 1 to 7

76 | C

Recommendation 8: Solar water heating

Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£35

Potential rating after carrying out recommendations 1 to 8

77 | C

Recommendation 9: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

Typical installation cost

£9,000 - £14,000

Typical yearly saving

£231

Potential rating after carrying out recommendations 1 to 9

84 | B

Paying for energy improvements

[Find energy grants and ways to save energy in your home.](https://www.gov.uk/improve-energy-efficiency/) (https://www.gov.uk/improve-energy-efficiency/)

Estimated energy use and potential savings

Estimated yearly energy cost for this property

£1131

Potential saving

£488

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.

The estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice](https://www.simpleenergyadvice.org.uk/) (https://www.simpleenergyadvice.org.uk/).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Space heating

11402 kWh per year

Water heating

3700 kWh per year

Potential energy savings by installing insulation

Type of insulation

Amount of energy saved

Loft insulation

960 kWh per year

You might be able to receive [Renewable Heat Incentive payments](https://www.gov.uk/domestic-renewable-heat-incentive/) (https://www.gov.uk/domestic-renewable-heat-incentive/). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

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

Justin Richardson

Telephone

07984433444

Email

justin.richardson@btinternet.com

Accreditation scheme contact details

Accreditation scheme

Stroma Certification Ltd

Assessor ID

STRO005941

Telephone

0330 124 9660

Email

certification@stroma.com

Assessment details

Assessor's declaration

Employed by the professional dealing with the property transaction

Date of assessment

13 July 2012

Date of certificate

16 July 2012

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 mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.