Energy performance certificate (EPC)

Hillbury House Missenden Road CHESHAM HP5 1JZ Energy rating

Valid until: 11 October 2032

Certificate number: 0020-2333-0034-0000-2253

Property type Detached house

Total floor area 239 square metres

Rules on letting this property



You may not be able to let this property

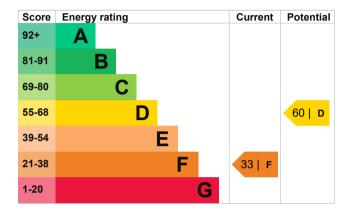
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read <u>guidance for landlords on the regulations and exemptions</u> (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be let if they have an energy rating from A to E. The <u>recommendations section</u> sets out changes you can make to improve the property's rating.

Energy efficiency rating for this property

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

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, as built, no insulation (assumed)	Poor
Wall	Timber frame, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 100 mm loft insulation	Average
Roof	Roof room(s), insulated (assumed)	Good
Roof	Flat, insulated (assumed)	Good
Window	Mostly double glazing	Average
Main heating	Boiler and radiators, oil	Average
Main heating	Boiler and radiators, LPG	Poor
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Average
Lighting	Low energy lighting in 53% of fixed outlets	Good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Floor	Solid, insulated (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

Primary energy use

The primary energy use for this property per year is 251 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

- Dwelling has a swimming pool
 The energy assessment for the dwelling does not include energy used to heat the swimming pool.
- Two main heating systems and heating system upgrade is recommended
 As there is more than one heating system, you should seek professional advice on the most cost effective option for upgrading the systems.
- Cavity fill is recommended

Environmental impact of this property

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

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 14.4 tonnes of CO2

This property's potential 8.5 tonnes of CO2 production

By making the <u>recommended changes</u>, you could reduce this property's CO2 emissions by 5.9 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.

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 F (33) to D (60).

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£64
2. Cavity wall insulation	£500 - £1,500	£174
3. Floor insulation (suspended floor)	£800 - £1,200	£118
4. Floor insulation (solid floor)	£4,000 - £6,000	£52
5. Low energy lighting	£130	£50
6. Condensing boiler	£2,200 - £3,000	£87
7. Solar water heating	£4,000 - £6,000	£48
8. Solar photovoltaic panels	£3,500 - £5,500	£349
9. Wind turbine	£15,000 - £25,000	£684

Paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022)</u>. This will help you buy a more efficient, low carbon heating system for this property.

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£3004
Potential saving	£592

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 potential saving shows how much money you could save if you <u>complete each</u> <u>recommended step in order</u>.

For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> (https://www.gov.uk/improve-energy-efficiency).

Heating use in this property

Cavity wall insulation

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	36261 kWh per year
Water heating	3023 kWh per year
Potential energy insulation	savings by installing
Type of insulation	Amount of energy saved
Loft insulation	1557 kWh per year

2216 kWh per year

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 Adam Comiskey
Telephone 01844 318 288

Email <u>admin@expertsurveysolutions.co.uk</u>

Accreditation scheme contact details

Accreditation scheme Quidos Limited
Assessor ID QUID201465
Telephone 01225 667 570
Email info@quidos.co.uk

Assessment details

Assessor's declaration No related party
Date of assessment 20 July 2022
Date of certificate 12 October 2022

Type of assessment RdSAP