

# Energy performance certificate (EPC)

64 Eaton Avenue HIGH WYCOMBE HP12 3BS	Energy rating <b>C</b>	Valid until:	30 October 2034
		Certificate number:	9234-8420-8409 -0171-3226

Property type	Semi-detached house
Total floor area	98 square metres

## Rules on letting this property

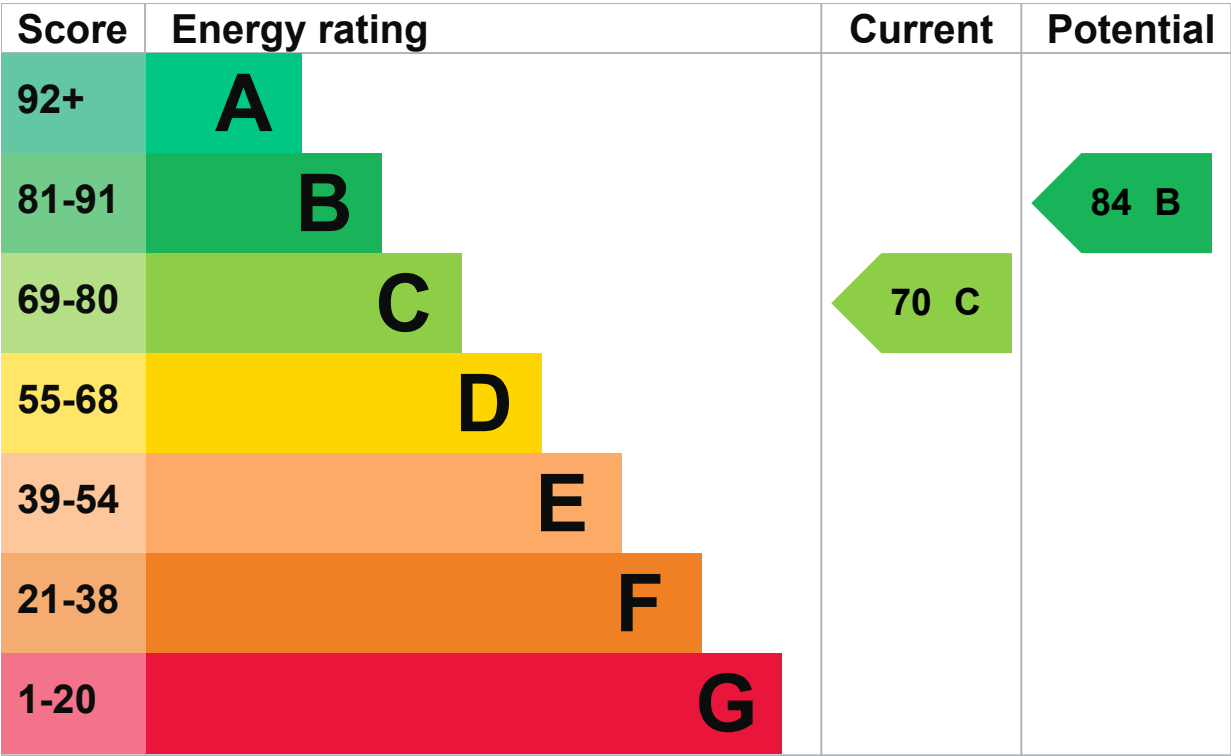
Properties can be let if they have an energy rating from A to E.

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

## Energy rating and score

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

[See how to improve this property's energy efficiency.](#)



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
Wall	Cavity wall, as built, insulated (assumed)	Very good
Roof	Pitched, 100 mm loft insulation	Average
Roof	Flat, insulated (assumed)	Good

Feature	Description	Rating
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 all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Suspended, insulated (assumed)	N/A
Secondary heating	None	N/A

## Primary energy use

The primary energy use for this property per year is 199 kilowatt hours per square metre (kWh/m<sup>2</sup>).

► [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 **£1,126 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 £192 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.

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## Heating this property

Estimated energy needed in this property is:

- 11,147 kWh per year for heating
- 2,066 kWh per year for hot water

# Impact on the environment

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

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

## Carbon emissions

<b>An average household produces</b>	6 tonnes of CO2
<b>This property produces</b>	3.5 tonnes of CO2
<b>This property's potential production</b>	1.8 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.

# Steps you could take to save energy

► [Do I need to follow these steps in order?](#)

## Step 1: Cavity wall insulation

Typical installation cost	£500 - £1,500
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Typical yearly saving	£98
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Potential rating after completing step 1	72 C
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## Step 2: Floor insulation (suspended floor)

Typical installation cost	£800 - £1,200
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Typical yearly saving	£48
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Potential rating after completing steps 1 and 2	74 C
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## Step 3: Solar water heating

Typical installation cost	£4,000 - £6,000
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Typical yearly saving	£46
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Potential rating after completing steps 1 to 3	75 C
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## Step 4: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£3,500 - £5,500
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Typical yearly saving	£461
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Potential rating after completing steps 1 to 4	84 B
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# Advice on making energy saving improvements

[Get detailed recommendations and cost estimates](#)

## Help paying for energy saving improvements


You may be eligible for help with the cost of improvements:

- Heat pumps and biomass boilers: [Boiler Upgrade Scheme](#)

## 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	Jonathan Terry
Telephone	07590077089 
Email	<a href="mailto:jonathan@mediaarcade.co.uk">jonathan@mediaarcade.co.uk</a>

### 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/023591
Telephone	01455 883 250 
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Assessor's declaration	No related party
Date of assessment	29 October 2024

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**Date of certificate**31 October 2024


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**Type of assessment**▶ [RdSAP](#)


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## 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](mailto:mhclg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748  (Monday to Friday, 9am to 5pm).

**Certificate number**[0252-2854-6278-9704-0655 \(/energy-certificate/0252-2854-6278-9704-0655\)](/energy-certificate/0252-2854-6278-9704-0655) **Expired on**3 March 2024

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**Certificate number**[8222-6725-5280-2515-6992 \(/energy-certificate/8222-6725-5280-2515-6992\)](/energy-certificate/8222-6725-5280-2515-6992) **Expired on**14 May 2022

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**Certificate number**[8692-6735-8520-4296-2283 \(/energy-certificate/8692-6735-8520-4296-2283\)](/energy-certificate/8692-6735-8520-4296-2283) **Expired on**17 December 2018

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