Energy performance certificate (EPC)					
1 New Maltings Cottage Thorpe Morieux BURY ST. EDMUNDS IP30 0NG	Energy rating	Valid until: 7 March 2024 Certificate number: 0538-3015-7237-2504-6900			
Property type	Semi-detached house				
Total floor area		95 square metres			

Rules on letting this property

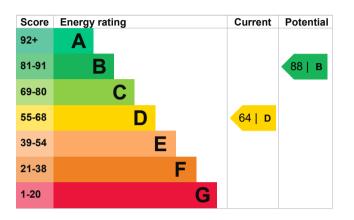
Properties can be let if they have an energy rating from A to E.

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

Energy efficiency rating for this property

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

<u>See how to improve this property's energy</u> 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
Roof	Pitched, 75 mm loft insulation	Average
Window	Mostly double glazing	Average
Main heating	Boiler and radiators, oil	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Average
Lighting	Low energy lighting in 15% of fixed outlets	Poor
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 204 kilowatt hours per square metre (kWh/m2).

Environmental impa property	ct of this	This property produces	4.8 tonnes of CO2
This property's current environmental impact rating is E. It has the potential to be C.		This property's potential production	2.0 tonnes of CO2
Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.		By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 2.8 tonnes per year. This will help to protect the	
Properties with an A rating put than G rated properties.	roduce less CO2	environment.	
An average household 6 tonnes of CO2 broduces		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 D (64) to B (88).

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£52
2. Floor insulation	£800 - £1,200	£78
3. Low energy lighting	£55	£37
4. Heating controls (room thermostat)	£350 - £450	£57
5. Condensing boiler	£2,200 - £3,000	£48
6. Solar water heating	£4,000 - £6,000	£65
7. Solar photovoltaic panels	£9,000 - £14,000	£253
8. Wind turbine	£1,500 - £4,000	£86

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		Heating use in this property	
Estimated yearly energy cost for this property	£1070	Heating a property usually makes up the majority of energy costs.	
Potential saving	£337	Estimated energy used to heat this property	
r otomiai ouving		Type of heating	Estimated energy used
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.		Space heating Water heating	9648 kWh per year 2834 kWh per year
		Potential energy savings by installing insulation	
The potential saving shows how much money you could save if you <u>complete each</u> <u>recommended step in order</u> .		Type of insulation	Amount of energy saved
		Loft insulation	723 kWh per year
<u>Find ways to save energy in your h</u>	<u>nome.</u>		

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 Telephone Email

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate Type of assessment David Stratton 07746953270 <u>davidmstratton@gmail.com</u>

NHER NHER004121 01455 883 250 <u>enquiries@elmhurstenergy.co.uk</u>

No related party 7 March 2014 8 March 2014 RdSAP