# Energy performance certificate (EPC) 2, The Alley Stetchworth NEWMARKET CB8 9TL Property type Energy rating Certificate number: 0098-5059-6244-5044-5924 Energy rating Stetchworth NEWMARKET CB8 9TL For part of the property type and the property type are set to the property type and the property type are set to the prope are set to the property type are set to the property type are

# Rules on letting this property

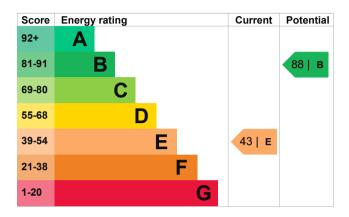
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance</u> for <u>landlords</u> on the <u>regulations</u> and <u>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 E. 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	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 100 mm loft insulation	Average
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Average
Lighting	Low energy lighting in 33% of fixed outlets	Average
Floor	Solid, no insulation (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 407 kilowatt hours per square metre (kWh/m2).

# **Environmental impact of this property**

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

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 5.6 tonnes of CO2

This property's potential production 1.4 tonnes of CO2

By making the <u>recommended changes</u>, you could reduce this property's CO2 emissions by 4.2 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 E (43) to B (88).

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£403
2. Floor insulation	£800 - £1,200	£62
3. Add additional 80 mm jacket to hot water cylinder	£15 - £30	£15
4. Low energy lighting	£20	£18
5. Condensing boiler	£2,200 - £3,000	£139
6. Solar water heating	£4,000 - £6,000	£58
7. Solar photovoltaic panels	£9,000 - £14,000	£253

# 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

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£1225
Potential saving if you complete every step in order	£698

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.

## Heating use in this property

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	10220 kWh per year		
Water heating	2516 kWh per year		
Potential energy insulation	savings by installing		
Type of insulation	Amount of energy saved		
Loft insulation	238 kWh per year		
Solid wall insulation	4633 kWh per year		
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# Saving energy in this property

Find ways to save energy in your home by visiting <a href="www.gov.uk/improve-energy-efficiency">www.gov.uk/improve-energy-efficiency</a>.

# 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 William Wyatt Telephone 01223269215

Email <u>tony.wyatt@beachenergy.co.uk</u>

### Accreditation scheme contact details

Accreditation scheme BRE

Assessor ID BREC200886
Telephone 01455 883 250

Email <u>enquiries@elmhurstenergy.co.uk</u>

### Assessment details

Assessor's declaration

Date of assessment

Date of certificate

Type of assessment

No related party
1 April 2014
2 April 2014
RdSAP