# Energy performance certificate (EPC) 30, Harefield Long Melford SUDBURY CO10 9DE Energy rating Certificate number: 8216-7329-4720-9119-8996 Property type Detached house 115 square metres

## Rules on letting this property

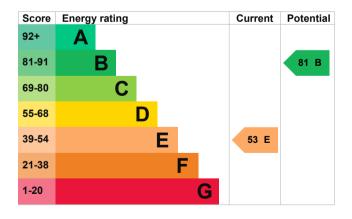
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance</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-quidance</u>).

# **Energy rating and score**

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

<u>See how to improve this property's energy efficiency.</u>



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
Roof	Pitched, 200 mm loft insulation	Good
Window	Fully double glazed	Good
Main heating	Warm air, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 19% 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 333 kilowatt hours per square metre (kWh/m2).

### **Additional information**

Additional information about this property:

· Cavity fill is recommended

# How this affects your energy bills

An average household would need to spend £1,492 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 £654 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2016** when this EPC was created. People living at the property may use different amounts of heating, hot water and lighting.

### **Heating this property**

Estimated energy needed in this property is:

- 18,892 kWh per year for heating
- 2,809 kWh per year for hot water

### Saving energy by installing insulation

Energy you could save:

• 6,941 kWh per year from cavity wall insulation

### More ways to save energy

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>.

Environmental impact of this property		This property produces	6.7 tonnes of CO2
This property's current environmental impact rating is E. It has the potential to be C.		This property's potential production	2.6 tonnes of CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
Carbon emissions		These ratings are based or	
An average household produces	6 tonnes of CO2	average occupancy and energy use. People living at the property may use different amounts of energy.	
		от епегду.	

# Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£395

Step	Typical installation cost	Typical yearly saving
2. Floor insulation (solid floor)	£4,000 - £6,000	£85
3. Low energy lighting	£65	£46
4. Replacement warm air unit	£1,250 - £2,500	£72
5. Solar water heating	£4,000 - £6,000	£57
6. Solar photovoltaic panels	£5,000 - £8,000	£286

### Help paying for energy improvements

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

### 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

Telephone

Stephen Younger

07887 594418

Email

steve@hi-idea.co.uk

### 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/003249
Telephone 01455 883 250

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

### About this assessment

Assessor's declaration No related party
Date of assessment 11 January 2016
Date of certificate 11 January 2016

Type of assessment RdSAP