Energy performance certificate (EPC)			
17 Dalham Road Moulton NEWMARKET CB8 8SB	Energy rating	Valid until: 20 February 2034 Certificate number: 4234-2122-1300-0220-5222	
Property type		Semi-detached bungalow	
Total floor area		67 square metres	

# Rules on letting this property

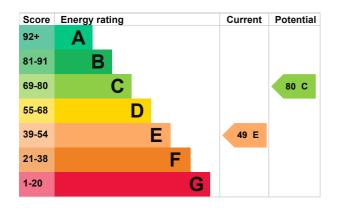
Properties can be let if they have an energy rating from A to E.

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 rating and score

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

<u>See how to improve this property's energy</u> <u>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, 75 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 83% of fixed outlets	Very good
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 293 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 £1,370 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 £477 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.

## Heating this property

Estimated energy needed in this property is:

- 9,748 kWh per year for heating
- 2,691 kWh per year for hot water

Impact on the enviro	nment	This property produces	5.0 tonnes of CO2
This property's environmenta E. It has the potential to be C		This property's potential production	2.1 tonnes of CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.		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 on assumptions about average occupancy and energy use.	
An average household produces	6 tonnes of CO2	People living at the property may use diffe amounts of energy.	rty may use different

## Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£91
2. Cavity wall insulation	£500 - £1,500	£163
3. Floor insulation (solid floor)	£4,000 - £6,000	£105
4. Condensing boiler	£2,200 - £3,000	£57
5. Solar water heating	£4,000 - £6,000	£62

Step	Typical installation cost	Typical yearly saving
6. Solar photovoltaic panels	£3,500 - £5,500	£577

£3,500 - £5,500

### Help paying for energy improvements

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

### More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

## 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	Luke Burgess
Telephone	07823 772 886
Email	info@labproperty.co.uk

#### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

	Imhurst Energy Systems Ltd
Assessor's ID EE	ES/024853
Telephone 01	1455 883 250
Email <u>er</u>	nquiries@elmhurstenergy.co.uk

## About this assessment

Assessor's declaration	No related party	
Date of assessment	20 February 2024	
Date of certificate	21 February 2024	
Type of assessment	RdSAP	