

# Energy performance certificate (EPC)

20 Norfolk Avenue  
NEWMARKET  
CB8 0DE

Energy rating

F

Valid until: 30 July 2034

Certificate number: 4434-9523-9400-0049-0276

Property type Detached house

Total floor area 100 square metres

## Rules on letting this property



### You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. 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).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

## Energy rating and score

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

[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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E		
21-38	F	30 F	
1-20	G		

## 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, 100 mm loft insulation	Average
Roof	Flat, limited insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Warm air, mains gas	Good
Main heating control	No time or thermostatic control of room temperature	Very poor
Hot water	Electric immersion, standard tariff	Very poor
Lighting	Low energy lighting in 17% 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 481 kilowatt hours per square metre (kWh/m<sup>2</sup>).

### Additional information

Additional information about this property:

- Cavity fill is recommended
-

# How this affects your energy bills

An average household would need to spend **£3,637 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 £2,001 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:

- 16,975 kWh per year for heating
- 5,179 kWh per year for hot water

## Impact on the environment

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

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

### Carbon emissions

An average household produces 6 tonnes of CO2

This property produces	8.4 tonnes of CO2
This property's potential production	3.0 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.

## Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£442
2. Floor insulation (solid floor)	£4,000 - £6,000	£151
3. Insulate hot water cylinder with 80 mm jacket	£15 - £30	£737
4. Low energy lighting	£50	£81
5. Heating controls (programmer and thermostat)	£350 - £450	£51

Step	Typical installation cost	Typical yearly saving
6. Replacement warm air unit	£1,250 - £2,500	£227
7. Solar water heating	£4,000 - £6,000	£312
8. Solar photovoltaic panels	£3,500 - £5,500	£532

## Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-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](https://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	<a href="mailto:info@labproperty.co.uk">info@labproperty.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/024853
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	31 July 2024
Date of certificate	31 July 2024
Type of assessment	<a href="#">RdSAP</a>