

Energy performance certificate (EPC)

2 Pannells Ash
Ashen
SUDBURY
CO10 8JT

Energy rating

E

Valid until: **9 September 2034**

Certificate number: **5034-4621-3400-0625-1206**

Property type

Semi-detached house

Total floor area

74 square metres

Rules on letting this property

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

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).

Energy rating and score

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

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

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	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Timber frame, as built, no insulation (assumed)	Very poor
Roof	Pitched, 270 mm loft insulation	Good
Roof	Flat, no insulation (assumed)	Very poor
Window	Mostly double glazing	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 60% of fixed outlets	Good
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 295 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£1,447 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 £670 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:

- 12,465 kWh per year for heating
- 2,928 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is E. 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 CO ₂
This property produces	5.7 tonnes of CO ₂
This property's potential production	1.9 tonnes of CO ₂

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.

Steps you could take to save energy

► [Do I need to follow these steps in order?](#)

Step 1: Flat roof or sloping ceiling insulation

Typical installation cost £850 - £1,500

Typical yearly saving £36

Potential rating after completing step 1 **48 E**

Step 2: Internal or external wall insulation

Typical installation cost £4,000 - £14,000

Typical yearly saving £374

Potential rating after completing steps 1 and 2 **62 D**

Step 3: Floor insulation (solid floor)

Typical installation cost £4,000 - £6,000

Typical yearly saving £80

Potential rating after completing steps 1 to 3 **66 D**

Step 4: Hot water cylinder insulation

Add additional 80 mm jacket to hot water cylinder

Typical installation cost £15 - £30

Typical yearly saving £17

Potential rating after completing steps 1 to 4 **66 D**

Step 5: Low energy lighting

Typical installation cost £20

Typical yearly saving £33

Potential rating after completing steps 1 to 5 **67 D**

Step 6: Replace boiler with new condensing boiler

Typical installation cost £2,200 - £3,000

Typical yearly saving	£55
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Potential rating after completing steps 1 to 6	69 C
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Step 7: Solar water heating

Typical installation cost	£4,000 - £6,000
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Typical yearly saving	£74
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Potential rating after completing steps 1 to 7	72 C
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Step 8: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£3,500 - £5,500
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Typical yearly saving	£535
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Potential rating after completing steps 1 to 8	83 B
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Advice on making energy saving improvements

[Get detailed recommendations and cost estimates](#)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Insulation: [Great British Insulation Scheme](#)
- Heat pumps and biomass boilers: [Boiler Upgrade Scheme](#)
- Help from your energy supplier: [Energy Company Obligation](#)

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	Philip Reid
Telephone	07939579068
Email	phil.reid@hotmail.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/018285
Telephone	01455 883 250

About this assessment

Assessor's declaration	No related party
Date of assessment	5 September 2024
Date of certificate	10 September 2024
Type of assessment	▶ RdSAP

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5) [Service performance \(/service-performance\)](#)

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