

# Energy performance certificate (EPC)



This certificate has expired.

You can get a new certificate by visiting [www.gov.uk/get-new-energy-certificate](https://www.gov.uk/get-new-energy-certificate)

## Get help with certificates for this property

If you need help getting a new certificate or if you know of other certificates for this property that are not listed here, contact the Ministry of Housing, Communities and Local Government (MHCLG).

[mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk)  
Telephone: 020 3829 0748

Chapel House Harleston Road Harleston STOWMARKET IP14 3HN	Energy rating  C	This certificate expired on:	1 September 2024
		Certificate number:	0526-2877-7285-9424-3085
Property type		Detached house	
Total floor area		264 square metres	

## Rules on letting this property

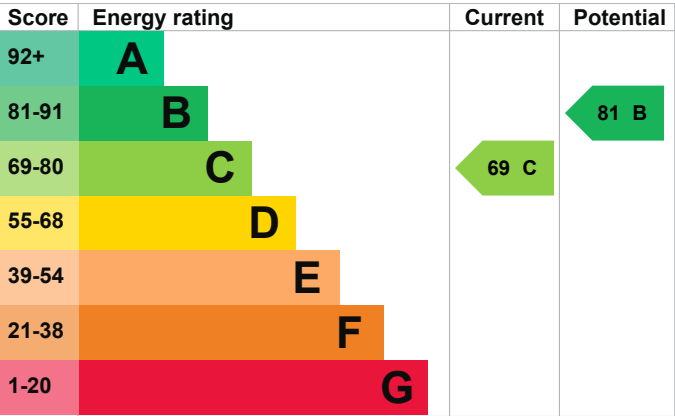
Properties can be let if they have an energy rating from A to E.

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 C. It has the potential to be B.

[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

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, insulated (assumed)	Good
Roof	Pitched, 100 mm loft insulation	Average
Roof	Roof room(s), insulated	Good
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 58% of fixed outlets	Good
Floor	Solid, limited insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 142 kilowatt hours per square metre (kWh/m2).

## How this affects your energy bills

An average household would need to spend **£2,057 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 £459 per year** if you complete the suggested steps for improving this property’s energy rating.

This is **based on average costs in 2014** 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:

- 22,378 kWh per year for heating
- 2,989 kWh per year for hot water

### Impact on the environment

This property’s environmental impact rating is D. 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	9.4 tonnes of CO2
This property’s potential production	6.0 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.

### Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Floor insulation	£800 - £1,200	£119.62
2. Low energy lighting	£50	£32.59
3. Condensing boiler	£2,200 - £3,000	£235.22
4. Solar water heating	£4,000 - £6,000	£71.74
5. Solar photovoltaic panels	£9,000 - £14,000	£260.66
6. Wind turbine	£1,500 - £4,000	£88.43

## Advice on making energy saving improvements

Get detailed recommendations and cost estimates: [www.gov.uk/improve-energy-efficiency](https://www.gov.uk/improve-energy-efficiency)

## Help paying for energy saving improvements

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

- Heat pumps and biomass boilers: [Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme)

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## 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	Colin Hodgson
Telephone	07964291027
Email	<a href="mailto:colin.hodgson@1st-energy.co.uk">colin.hodgson@1st-energy.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	Stroma Certification Ltd
Assessor's ID	STRO018580
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

### About this assessment

Assessor's declaration	Employed by the professional dealing with the property transaction
Date of assessment	23 August 2014
Date of certificate	2 September 2014
Type of assessment	<a href="#">RdSAP</a>

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