Energy performance certificate (EPC)			
Orion House Old School Corner Brettenham	Energy rating	Valid until:	21 July 2034
Ipswich IP7 7PB	D	Certificate number:	3834-8033-1000-0872-8226
Property type Detached house			
Total floor area	2	07 square metres	

Rules on letting this property

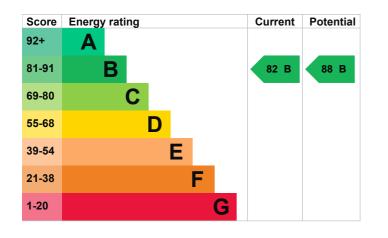
Properties can be let if they have an energy rating from A to E.

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).

Energy rating and score

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

<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
Walls	Average thermal transmittance 0.2 W/m²K	Very good
Roof	Average thermal transmittance 0.11 W/m ² K	Very good
Floor	Average thermal transmittance 0.12 W/m²K	Very good
Windows	High performance glazing	Good
Main heating	Air source heat pump, radiators and underfloor, electric	Very good
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Poor
Lighting	Excelent lighting efficiency	Very good
Air tightness	Air permeability [AP50] = 4.2 m³/h.m² (as tested)	Good
Secondary heating	Room heaters, wood logs	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Biomass secondary heating
- Air source heat pump

Primary energy use

The primary energy use for this property per year is 32 kilowatt hours per square metre (kWh/m2).

Smart meters

This property had a smart meter for electricity when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

Find out about using your smart meter (https://www.smartenergygb.org/using-your-smart-meter)

How this affects your energy bills

An average household would need to spend £1,155 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 £108 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.

Impact on the enviro	nment	This property produces	0.6 tonnes of CO2
This property's environmenta has the potential to be A.	l impact rating is A. It	This property's potential production	0.4 tonnes of CO2
Properties get a rating from A how much carbon dioxide (Co year.		You could improve this prope making the suggested chang protect the environment.	, , , , , , , , , , , , , , , , , , ,
Carbon emissions		These ratings are based on a average occupancy and energies	rgy use. People living at
An average household produces	6 tonnes of CO2	the property may use different amounts of energy	nt amounts of energy.

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Solar water heating	£4,000 - £6,000	£108
2. Solar photovoltaic panels	£3,500 - £5,500	£409

Advice on making energy saving improvements

Get detailed recommendations and cost estimates: 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	James Cable
Telephone	07791 214914
Email	info@nhassessments.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/022609
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	22 July 2024
Date of certificate	22 July 2024
Type of assessment	SAP