Energy performance certificate (EPC)			
14 Mill Road BURY ST. EDMUNDS IP33 3NN	Energy rating	Valid until: 5 February 2032 Certificate number: 0330-2954-2120-2202-0331	
Property type		Detached bungalow	
Total floor area		100 square metres	

Rules on letting this property

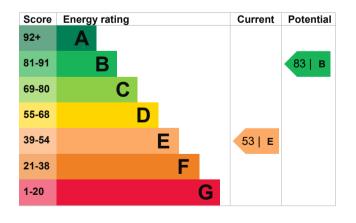
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, 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).

Energy efficiency rating for this property

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

<u>See how to improve this property's energy</u> performance.



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 250 mm loft insulation	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
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	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 345 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

• Cavity fill is recommended

Environmental impact of this property		This property produces	6.1 tonnes of CO2
This property's current environmental impact rating is E. It has the potential to be C.		This property's potential production	2.0 tonnes of CO2
Properties are rated in a sc based on how much carbor produce.		By making the <u>recommend</u> could reduce this property's 4.1 tonnes per year. This w	s CO2 emissions by
Properties with an A rating	produce less CO2	environment.	
than G rated properties.		Environmental impact ratin assumptions about average	-
An average household produces	6 tonnes of CO2	energy use. They may not consumed by the people liv	

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from E (53) to B (83).

Recommendation	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£155
2. Floor insulation (solid floor)	£4,000 - £6,000	£107
3. Low energy lighting	£20	£27
4. Heating controls (TRVs)	£350 - £450	£34
5. Condensing boiler	£2,200 - £3,000	£165
6. Solar water heating	£4,000 - £6,000	£36
7. Solar photovoltaic panels	£3,500 - £5,500	£363

Paying for energy improvements

Find energy grants and ways to save energy in your home. (https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings		Heating a property usually makes up the majority of energy costs.	
Estimated yearly energy £1190 cost for this property		Estimated energy used to heat this property	
Potential saving	£525	Space heating	13896 kWh per year
		Water heating	2914 kWh per year
The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property		Potential energy savings by installing insulation	
property.		Type of insulation	Amount of energy saved
The estimated saving is based on r the recommendations in <u>how to imp</u>	-	Cavity wall insulation	2745 kWh per year
property's energy performance. For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> (https://www.simpleenergyadvice.org.uk/). Heating use in this property		You might be able to receive <u>Renewable Heat</u> <u>Incentive payments (https://www.gov.uk/domestic-renewable-heat-incentive)</u> . This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.	

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Peter Chapr
Telephone	07749 7311
Email	pjcenergy@

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

man 57)aol.com

Elmhurst Energy Systems Ltd EES/001239 01455 883 250 enquiries@elmhurstenergy.co.uk

No related party 4 February 2022 6 February 2022 RdSAP