Energy performance certificate (EPC)		
26, Wagtail Drive BURY ST. EDMUNDS IP32 7GP	Energy rating	Valid until: 22 January 2029 Certificate number: 8551-6829-4050-6907-7922
Property type	End-terrace house	
Total floor area	57 square metres	

Rules on letting this property

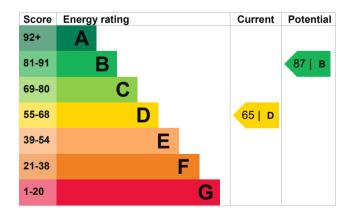
Properties can be rented if they have an energy rating from A to E.

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 D. 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, insulated (assumed)	Good
Roof	Pitched, 100 mm loft insulation	Average
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 90% of fixed outlets	Very good
Floor	Suspended, limited insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 262 kilowatt hours per square metre (kWh/m2).

Environmental impa property	act of this	This property produces	2.6 tonnes of CO2
This property's current envi rating is D. It has the potent	•	This property's potential production	0.8 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 1.8 tonnes per year. This w environment.	s CO2 emissions by
Properties with an A rating	produce less CO2		
than G rated properties.		Environmental impact rating assumptions about average	e occupancy and
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 D (65) to B (87).

Recommendation	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£20
2. Party wall insulation	£300 - £600	£31
3. Floor insulation (suspended floor)	£800 - £1,200	£21
4. Condensing boiler	£2,200 - £3,000	£59
5. Solar water heating	£4,000 - £6,000	£39
6. Solar photovoltaic panels	£5,000 - £8,000	£317

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 cost for this property	£647	Estimated energy u	sed to heat this property 5648 kWh per year
Potential saving	£171	Water heating	2478 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 Type of insulation Amount of energy saved	
The estimated saving is based on makin the recommendations in <u>how to improve</u> <u>property's energy performance</u> .	•	-	334 kWh per year receive <u>Renewable Heat</u> https://www.gov.uk/domestic-
For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> (<u>https://www.simpleenergyadvice.org.uk/</u>).		<u>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	
Heating use in this property		for space and water f of the payments.	neating will form the basis

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	Lewis Dickson
Telephone	01234294873
Email	admin@energy-smart.uk.com
Accreditation scheme contact details	
Accreditation scheme	ECMK
Accessor ID	

Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

ECMK302143 0333 123 1418

No related party 23 January 2019 23 January 2019

RdSAP

info@ecmk.co.uk