Energy performance certificate (EPC)					
Snowberry Old Church Lane Westley BURY ST. EDMUNDS IP33 3TJ	Energy rating	Valid until: 17 June 2024			
		Certificate number: 8803-6532-9429-7297-0643			
Property type Detached house					
Total floor area 98 square metres		98 square metres			

Rules on letting this property

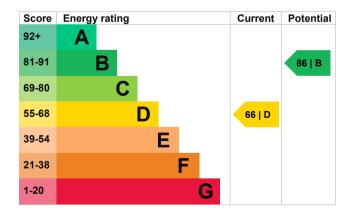
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (<u>https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</u>).

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 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

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	Good
Main heating	Boiler and radiators, oil	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 58% 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 191 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property This property's potential 2.3 tonnes of CO2 production This property's current environmental impact rating is D. It has the potential to be C. You could improve this property's CO2 emissions by making the suggested changes. Properties get a rating from A (best) to G (worst) This will help to protect the environment. on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment. Environmental impact ratings are based on assumptions about average occupancy and An average household 6 tonnes of CO2 energy use. They may not reflect how energy is produces consumed by the people living at the property. This property produces 4.7 tonnes of CO2

Improve this property's energy rating

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£31
2. Floor insulation	£800 - £1,200	£98
3. Low energy lighting	£55	£19
4. Solar water heating	£4,000 - £6,000	£63
5. High performance external doors	£2,000	£31
6. Solar photovoltaic panels	£9,000 - £14,000	£253
7. Wind turbine	£1,500 - £4,000	£86

Paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. This will help you buy a more efficient, low carbon heating system for this property.

Estimated energy use and potential savings		Heating a property usually makes up the majority of energy costs.	
Based on average energy costs when this EPC was created:		Estimated energy used to heat this property	
E din stadou substances	04007	Type of heating	Estimated energy used
Estimated yearly energy cost for this property	£1037	Space heating	11656 kWh per year
Potential saving if you	£242	Water heating	2628 kWh per year
complete every step in order		Potential energy savings by installing insulation	
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		Type of insulation	Amount of energy saved
		Loft insulation	491 kWh per year
		Saving energy in this property	

Heating use in this property

property.

Find ways to save energy in your home by visiting <u>www.gov.uk/improve-energy-efficiency</u>.

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	Marc Mason
Telephone	07735 630860
Email	info@energywiseeast.co.ul

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate Type of assessment

Northgate NGIS800705 01455 883 250 enquiries@elmhurstenergy.co.uk

No related party 17 June 2014 18 June 2014 RdSAP