

Energy performance certificate (EPC)

14 The Street Assington SUDBURY CO10 5LJ	Energy rating	Valid until: 7 April 2032
	E	Certificate number: 0260-2318-0440-2302-9291

Property type	Mid-terrace house
Total floor area	80 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 E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

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	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 100 mm loft insulation	Average
Roof	Pitched, limited insulation (assumed)	Very poor
Window	Partial secondary glazing	Poor
Main heating	Boiler and radiators, oil	Poor
Main heating control	TRVs and bypass	Average
Hot water	From main system	Poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

Primary energy use

The primary energy use for this property per year is 320 kilowatt hours per square metre (kWh/m²).

▶ [About primary energy use](#)

Additional information

Additional information about this property:

- Cavity fill is recommended

How this affects your energy bills

An average household would need to spend **£1,016 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 £461 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2022** 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:

- 11,290 kWh per year for heating
- 2,661 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is F. 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 CO ₂
This property produces	6.6 tonnes of CO ₂
This property's potential production	2.4 tonnes of CO ₂

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.

Changes you could make

► [Do I need to follow these steps in order?](#)

Step 1: Cavity wall insulation

Typical installation cost £500 - £1,500

Typical yearly saving £110

Potential rating after completing step 1

47 E

Step 2: Internal or external wall insulation

Typical installation cost £4,000 - £14,000

Typical yearly saving £23

Potential rating after completing steps 1 and 2

48 E

Step 3: Floor insulation (solid floor)

Typical installation cost £4,000 - £6,000

Typical yearly saving £35

Potential rating after completing steps 1 to 3

51 E

Step 4: Draught proofing

Typical installation cost £80 - £120

Typical yearly saving £11

Potential rating after completing steps 1 to 4

51 E

Step 5: Heating controls (room thermostat)

Typical installation cost £350 - £450

Typical yearly saving £60

Potential rating after completing steps 1 to 5

55 D

Step 6: Condensing boiler (separate from the range cooker)

Typical installation cost £2,200 - £3,000

Typical yearly saving £148

Potential rating after completing steps 1 to 6**64 D****Step 7: Solar water heating****Typical installation cost** £4,000 - £6,000**Typical yearly saving** £39**Potential rating after completing steps 1 to 7****67 D****Step 8: Double glazed windows**

Replace single glazed windows with low-E double glazed windows

Typical installation cost £3,300 - £6,500**Typical yearly saving** £36**Potential rating after completing steps 1 to 8****69 C****Step 9: Solar photovoltaic panels, 2.5 kWp****Typical installation cost** £3,500 - £5,500**Typical yearly saving** £363**Potential rating after completing steps 1 to 9****80 C****Help paying for energy improvements**

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

More ways to save energy[Find ways to save energy in your home](#)**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	Stephen Joslin
Telephone	01245 344534
Email	info@thedeas.com

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	STRO003518
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Assessor's declaration	No related party
Date of assessment	8 April 2022
Date of certificate	8 April 2022
Type of assessment	▶ RdSAP

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number	8706-9459-7629-3796-2723 (/energy-certificate/8706-9459-7629-3796-2723)
Expired on	15 March 2022

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