Energy performance certificate (EPC)

13 Nile Street NORWICH NR2 4JU	Energy rating **D**	Valid until:	**1 June 2032**
		Certificate number:	**0721-1009-7296-9542-1204**

roperty type	Mid-terrace house
otal floor area	57 square metres

ules on letting this property

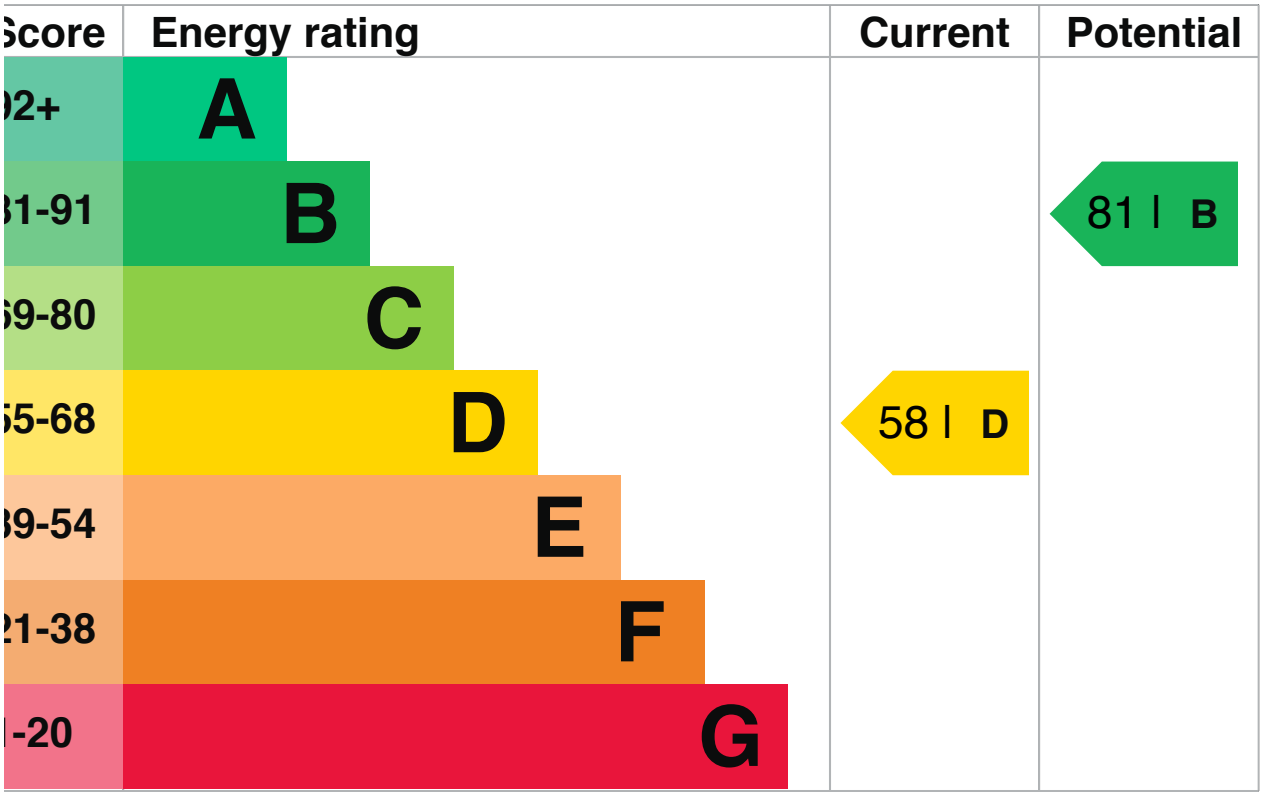
operties can be rented if they have an energy rating from A to E.

he property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords o e regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-dlord-guidance).

nergy efficiency rating for this property

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

e how to improve this property's energy performance.



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

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

operties are also given a score. The higher the number the lower your fuel bills are likely to be.

r properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

eakdown of property's energy performance

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

ch feature is assessed as one of the following:

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

hen the description says “assumed”, it means that the feature could not be inspected and an assumption has been made sed on the property’s age and type.

ature	Description	Rating
all	Solid brick, as built, no insulation (assumed)	Very poor
oof	Pitched, no insulation (assumed)	Very poor
oof	Pitched, limited insulation (assumed)	Very poor
ndow	Fully double glazed	Average
ain heating	Boiler and radiators, mains gas	Good
ain heating control	Programmer, room thermostat and TRVs	Good
t water	From main system	Good
ghting	Low energy lighting in 80% of fixed outlets	Very good
oor	Suspended, no insulation (assumed)	N/A
condary heating	None	N/A

rimary energy use

e primary energy use for this property per year is 351 kilowatt hours per square metre (kWh/m2).

What is primary energy use?

nvironmental impact of this property

is property’s current environmental impact rating is E. It has the potential to be C.

operties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.

operties with an A rating produce less CO2 than G rated properties.

n average household roduces	6 tonnes of CO2
his property produces	3.6 tonnes of CO2
his property’s potential roduction	1.5 tonnes of CO2

making the recommended changes, you could reduce this property's CO2 emissions by 2.1 tonnes per year. This will help to
otect the environment.

vironmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how
ergy is consumed by the people living at the property.

ıprove this property's energy performance

following our step by step recommendations you could reduce this property's energy use and tentially save money.

ırrying out these changes in order will improve the property's energy rating and score from D (58) B (81).

Potential energy rating

B

[Do I need to follow these steps in order?]

tep 1: Internal or external wall insulation

ernal or external wall insulation

ypical installation cost	£4,000 - £14,000
ypical yearly saving	£114
otential rating after completing step	64 I D

tep 2: Floor insulation (suspended floor)

oor insulation (suspended floor)

ypical installation cost	£800 - £1,200
ypical yearly saving	£38
otential rating after completing steps and 2	66 I D

tep 3: Solar water heating

lar water heating

ypical installation cost	£4,000 - £6,000
ypical yearly saving	£21

otential rating after completing steps to 3	68 I D

tep 4: Solar photovoltaic panels, 2.5 kWp

lar photovoltaic panels

ypical installation cost	£3,500 - £5,500
ypical yearly saving	£368
otential rating after completing steps to 4	81 I B

aying for energy improvements

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

timated energy use and potential savings

stimated yearly energy cost for this roperty	£753
otential saving	£174

e estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It t based on how energy is used by the people living at the property.

e potential saving shows how much money you could save if you complete each recommended step in order.

r advice on how to reduce your energy bills visit Simple Energy Advice (https://www.simpleenergyadvice.org.uk/).

eating use in this property

ating a property usually makes up the majority of energy costs.

stimated energy used to heat this property

pe of heating	Estimated energy used
ace heating	11859 kWh per year

ater heating	1844 kWh per year

otential energy savings by installing insulation

pe of insulation	**Amount of energy saved**
ft insulation	2615 kWh per year
lid wall insulation	2956 kWh per year

ontacting the assessor and accreditation scheme

is EPC was created by a qualified energy assessor.

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

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

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

ssessor contact details

ssessor's name	Stuart Wyer
elephone	07841 879 219
mail	greengaugeepc@gmail.com

ccreditation scheme contact details

ccreditation scheme	Stroma Certification Ltd
ssessor ID	STRO002358
elephone	0330 124 9660
mail	certification@stroma.com

ssessment details

ssessor's declaration	No related party
ate of assessment	2 June 2022
ate of certificate	2 June 2022
/pe of assessment	▶ RdSAP

:her certificates for this property

'ou are aware of previous certificates for this property and they are not listed here, please contact us at ihc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748.

ertificate number	9368-9044-6204-9472-5970 (/energy-certificate/9368-9044-6204-9472-5970)
xpired on	19 April 2022