Energy performance certificate (EPC)				
Wild Cherry House Energ The Street Foxearth SUDBURY CO10 7JG	Energy rating	Valid until:	29 July 2030	
		Certificate number:	8107-2504-2222-6276-0303	
Property type Semi-detached house				
Total floor area	102 square metres			

Rules on letting this property

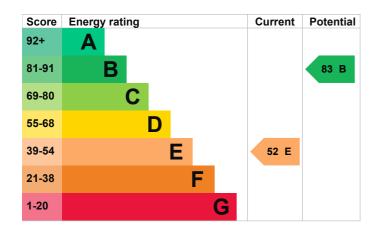
Properties can be let if they have an energy rating from A to E.

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).

Energy rating and score

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

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



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, insulated (assumed)	Good
Roof	Pitched, 250 mm loft insulation	Good
Roof	Pitched, insulated (assumed)	Good
Window	Partial double glazing	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Average
Lighting	No low energy lighting	Very poor
Floor	Solid, no insulation (assumed)	N/A
Floor	Solid, insulated (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 240 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £1,111 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 £493 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2020** 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:

- 12,487 kWh per year for heating
- 3,310 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is E. 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 6 tonnes of CO2 produces

This property produces6.2 tonnes of CO2This property's potential
production2.4 tonnes of CO2

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.

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£175
2. Floor insulation (solid floor)	£4,000 - £6,000	£30
3. Increase hot water cylinder insulation	£15 - £30	£21
4. Draught proofing	£80 - £120	£16
5. Low energy lighting	£85	£75
6. Heating controls (TRVs)	£350 - £450	£33
7. Condensing boiler	£2,200 - £3,000	£51
8. Solar water heating	£4,000 - £6,000	£47
9. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£45
10. Solar photovoltaic panels	£3,500 - £5,500	£369

Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Insulation: Great British Insulation Scheme (www.gov.uk/apply-great-british-insulation-scheme)
- Heat pumps and biomass boilers: <u>Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)</u>

• Help from your energy supplier: Energy Company Obligation (www.gov.uk/energy-company-obligation)

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	David Stratton
Telephone	07746953270
Email	info@best4epc.co.uk

Contacting the accreditation scheme

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

Assessor's declaration	No related party	
About this assessment		
Email	enquiries@elmhurstenergy.co.uk	
Telephone	01455 883 250	
Assessor's ID	EES/021526	
Accreditation scheme	Elmhurst Energy Systems Ltd	

Date of assessment	30 July 2020
Date of certificate	30 July 2020
Type of assessment	RdSAP