

Energy performance certificate (EPC)

3 Mill Cottage Brundon Lane SUDBURY CO10 1XR	Energy rating	Valid until: 10 May 2032
	G	Certificate number: 2023-1611-2928-5352-4885

Property type	End-terrace house
Total floor area	146 square metres

Rules on letting this property

! You may not be able to let this property

This property has an energy rating of 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) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

This property's energy rating is G. 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		77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	5 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)	Poor
Wall	Timber frame, as built, no insulation (assumed)	Very poor
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Single glazed	Very poor
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	Electric immersion, standard tariff	Very poor
Lighting	No low energy lighting	Very poor
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, coal	N/A

Primary energy use

The primary energy use for this property per year is 612 kilowatt hours per square metre (kWh/m²).

▶ [About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£5,363 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 £3,909 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:

- 25,468 kWh per year for heating
- 2,537 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is G. It has the potential to be E.

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	19.0 tonnes of CO ₂
This property's potential production	7.3 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.

Steps you could take to save energy

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

Step 1: Room-in-roof insulation

Typical installation cost	£1,500 - £2,700
Typical yearly saving	£1,374
Potential rating after completing step 1	20 G

Step 2: Internal or external wall insulation

Typical installation cost	£4,000 - £14,000
Typical yearly saving	£576
Potential rating after completing steps 1 and 2	28 F

Step 3: Floor insulation (solid floor)

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£207
Potential rating after completing steps 1 to 3	32 F

Step 4: Hot water cylinder insulation

Increase hot water cylinder insulation

Typical installation cost	£15 - £30
Typical yearly saving	£49
Potential rating after completing steps 1 to 4	32 F

Step 5: Low energy lighting

Typical installation cost	£45
Typical yearly saving	£59
Potential rating after completing steps 1 to 5	33 F

Step 6: High heat retention storage heaters

Typical installation cost	£1,600 - £2,400
Typical yearly saving	£1,350
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	£80
Potential rating after completing steps 1 to 7	66 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	£215
Potential rating after completing steps 1 to 8	70 C

Step 9: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£3,500 - £5,500
Typical yearly saving	£381
Potential rating after completing steps 1 to 9	77 C

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates](#)

Help paying for energy saving improvements

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

- Free energy saving improvements: [Home Upgrade Grant](#)
- Insulation: [Great British Insulation Scheme](#)
- Heat pumps and biomass boilers: [Boiler Upgrade Scheme](#)
- Help from your energy supplier: [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	Craig Hayes
Telephone	07867361650
Email	craig.hayes@araninsulation.co.uk

Contacting the accreditation scheme

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

Accreditation scheme	ECMK
Assessor's ID	ECMK304776

Telephone 0333 123 1418

Email info@ecmk.co.uk

About this assessment

Assessor's declaration No related party

Date of assessment 10 May 2022

Date of certificate 11 May 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 mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number [8509-4015-9429-3797-1133 \(/energy-certificate/8509-4015-9429-3797-1133\)](#)

Valid until 18 September 2027

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5) [Service performance \(/service-performance\)](#)

OGL

All content is available under the [Open Government Licence v3.0](#)

(<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>), except where otherwise stated



[ght \(https://www.nationalarchives.gov.uk/information-management/re-using-public-sector-information/uk-government-licensing-framework/crown-](https://www.nationalarchives.gov.uk/information-management/re-using-public-sector-information/uk-government-licensing-framework/crown-)