

Energy performance certificate (EPC)

41
BROADWAY
HEACHAM
KING'S LYNN
PE31 7JJ

Energy rating

Valid until: **26 June 2031**

D

Certificate number
**2847-
4195-
1728-
1531-
2081**

Property type Detached house

Total floor area 118 square metres

Rules on letting this property

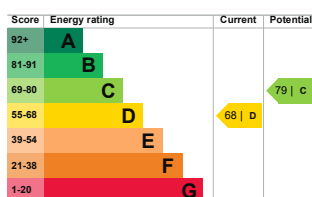
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or 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>).

Energy efficiency rating for this property

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

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



The graph shows this property's current and

potential energy efficiency.

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

Properties are also given a score. The higher the number the lower your fuel 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, filled cavity	Average
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 150 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 80% of fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A

Feature	Description	Rating
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 217 kilowatt hours per square metre (kWh/m²).

Environment: impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO₂). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO₂ emissions.

An average household produces 6 tonnes of CO₂

This property produces 4.5 tonnes of CO₂

This property's total potential production CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 1.5 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is

consumed by
the people

living at the
property.

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from D (68) to C (79).

Recommendation	Typical installation cost	Typical yearly saving
1. Floor insulation (suspended floor)	£800 - £1,200	£54
2. Solar water heating	£4,000 - £6,000	£32
3. Solar photovoltaic panels	£3,500 - £5,500	£368

Paying for energy improvements

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

[\(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings

Estimated £975
yearly
energy
cost for
this
property

Potential £86
saving

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.

The estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice](#) (<https://www.simpleenergyadvice.gov.uk>)

Heating use in this property

Heating a property usually makes up the

majority of
energy costs.

Estimated energy used to heat this property

Space heating	14388 kWh per year
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Water heating	2287 kWh per year
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Potential energy
savings by
installing
insulation

Type of insulation	Amount of energy saved
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Loft insulation	370 kWh per year
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You might be
able to
receive

[Renewable Heat Incentive payments](https://www.gov.uk/renewable-heat-incentive)
(<https://www.gov.uk/renewable-heat-incentive>). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

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	Guy Jackson
Telephone	0796096 3002
Email	jackson.guyr@yahoo.co.uk

Accreditation scheme contact details

Accreditation scheme	ECMK
Assessor ID	ECMK300409
Telephone	0333 123 1418
Email	info@ecmk.co.uk

Assessment details

Assessor's declaration	No related party
Date of assessment	23 June 2021
Date of certificate	27 June 2021
Type of assessment	RdSAP RdSAP (Reduced data Standard Assessment Procedure) is a method used to assess and

compare the energy and environmental performance of properties in the UK. It uses a site visit and survey of the property to calculate energy performance.

This type of assessment can be carried out on properties built before 1 April 2008 in England and Wales, and 30 September 2008 in Northern

n
Ireland.
It can
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