Energy performance certificate (EPC)

4 Icknield Close Cheveley NEWMARKET CB8 9SU

Energy rating

Valid until: 22 February 2032

Certificate number:

9450-3013-7202-0182-7200

Property type

End-terrace house

Total floor area

86 square metres

Rules on letting this property

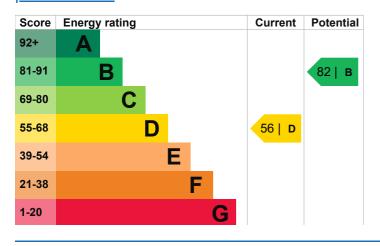
Properties can be rented if they have an energy rating from A to E.

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).

Energy efficiency rating for this property

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

<u>See how to improve this property's energy</u> 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, as built, insulated (assumed) | Good |
| Roof | Pitched, 200 mm loft insulation | Good |
| Window | Fully double glazed | Average |
| Main heating | Electric storage heaters | Average |
| Main heating control | Manual charge control | Poor |
| Hot water | Electric immersion, off-peak | Average |
| Lighting | Low energy lighting in all fixed outlets | Very good |
| Floor | Solid, no insulation (assumed) | N/A |
| Secondary heating | Room heaters, electric | N/A |

Primary energy use

The primary energy use for this property per year is 457 kilowatt hours per square metre (kWh/m2).

| Environmental | impact | of this |
|----------------------|--------|---------|
| property | | |

This property's current environmental impact rating is F. It has the potential to be D.

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

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

An average household 6 tonnes of CO2 produces

This property produces 6.6 tonnes of CO2

This property's 3.4 tonnes of CO2 potential production

By making the <u>recommended changes</u>, you could reduce this property's CO2 emissions by 3.2 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 (56) to B (82).

| Recommendation | Typical installation cost | Typical yearly saving |
|--|---------------------------|-----------------------|
| 1. Party wall insulation | £300 - £600 | £68 |
| 2. Floor insulation (solid floor) | £4,000 - £6,000 | £120 |
| 3. High heat retention storage heaters | £2,000 - £3,000 | £228 |
| 4. Solar water heating | £4,000 - £6,000 | £90 |
| 5. Solar photovoltaic panels | £3,500 - £5,500 | £379 |

Paying for energy improvements

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

Estimated energy use and potential savings

Estimated yearly £1448 energy cost for this property

Potential saving £506

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 <u>Simple Energy Advice</u> (https://www.simpleenergyadvice.org.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 10226 kWh per year

Water heating 2149 kWh per year

Potential energy savings by installing insulation

Type of insulation Amount of energy saved

Loft insulation 56 kWh per year

You might be able to receive Renewable Heat Incentive payments

(https://www.gov.uk/domestic-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 Anthony Morley Telephone 07973 523398

Email <u>anthony@ampropertysolutions.co.uk</u>

Accreditation scheme contact details

Accreditation scheme Elmhurst Energy Systems Ltd

Assessor ID EES/020314
Telephone 01455 883 250

Email <u>enquiries@elmhurstenergy.co.uk</u>

Assessment details

Assessor's declaration No related party
Date of assessment 15 February 2022
Date of certificate 23 February 2022

Type of assessment RdSAP