Energy performance certificate (EPC)			
The Flat 6 Cross Street BUNGAY NR35 1AU	Energy rating	Valid until: <b>11 September 2030</b> Certificate number: <b>8940-7021-7470-8241-6202</b>	
Property type		Top-floor flat	
Total floor area		95 square metres	

## Rules on letting this property

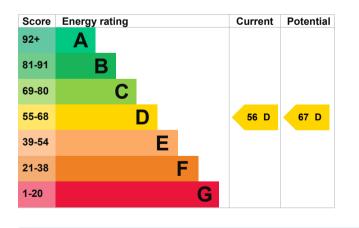
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (<u>https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</u>).

## Energy rating and score

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

<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	Timber frame, as built, no insulation (assumed)	Very poor
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 150 mm loft insulation	Good
Roof	Pitched, no insulation	Very poor
Window	Single glazed	Very poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	(other premises below)	N/A
Secondary heating	None	N/A

#### Primary energy use

The primary energy use for this property per year is 326 kilowatt hours per square metre (kWh/m2).

# Environmental impact of this property

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.

An average household produces	6 tonnes of CO2

This property produces 5.4 tonnes of CO2

This property's potential 3.8 tonnes of CO2 production

You could improve this property's CO2 emissions by making the suggested changes. 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.

### Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£115

Step	Typical installation cost	Typical yearly saving
2. Internal or external wall insulation	£4,000 - £14,000	£94
3. Heating controls (room thermostat)	£350 - £450	£42
4. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£45

#### Paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. This will help you buy a more efficient, low carbon heating system for this property.

Estimated energy use and	
potential savings	

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£1142
Potential saving if you complete every step in order	£296

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.

#### Heating use in this property

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

## Estimated energy used to heat this property

Type of heating	Estimated energy used
Space heating	17898 kWh per year
Water heating	2212 kWh per year
Potential energy insulation	savings by installing
Type of insulation	Amount of energy saved
Loft insulation	2460 kWh per year
Solid wall insulation	2018 kWh per year

Saving energy in this property

Find ways to save energy in your home by visiting <u>www.gov.uk/improve-energy-efficiency</u>.

## 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	
Telephone	
Email	

Kane Blowers 07305753358 <u>eastcoastepcs@gmail.com</u>

#### Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

#### Assessment details

Assessor's declaration Date of assessment Date of certificate Type of assessment Stroma Certification Ltd STRO032942 0330 124 9660 <u>certification@stroma.com</u>

No related party 9 September 2020 12 September 2020 RdSAP