Energy performance certificate (EPC)

Ash Croft High Road Bressingham DISS IP22 2AT	Energy rating **E**	Valid until:	**12 September 2031**
		Certificate number:	**6439-8521-3000-0447-9296**

roperty type	Detached bungalow
otal floor area	62 square metres

ules on letting this property

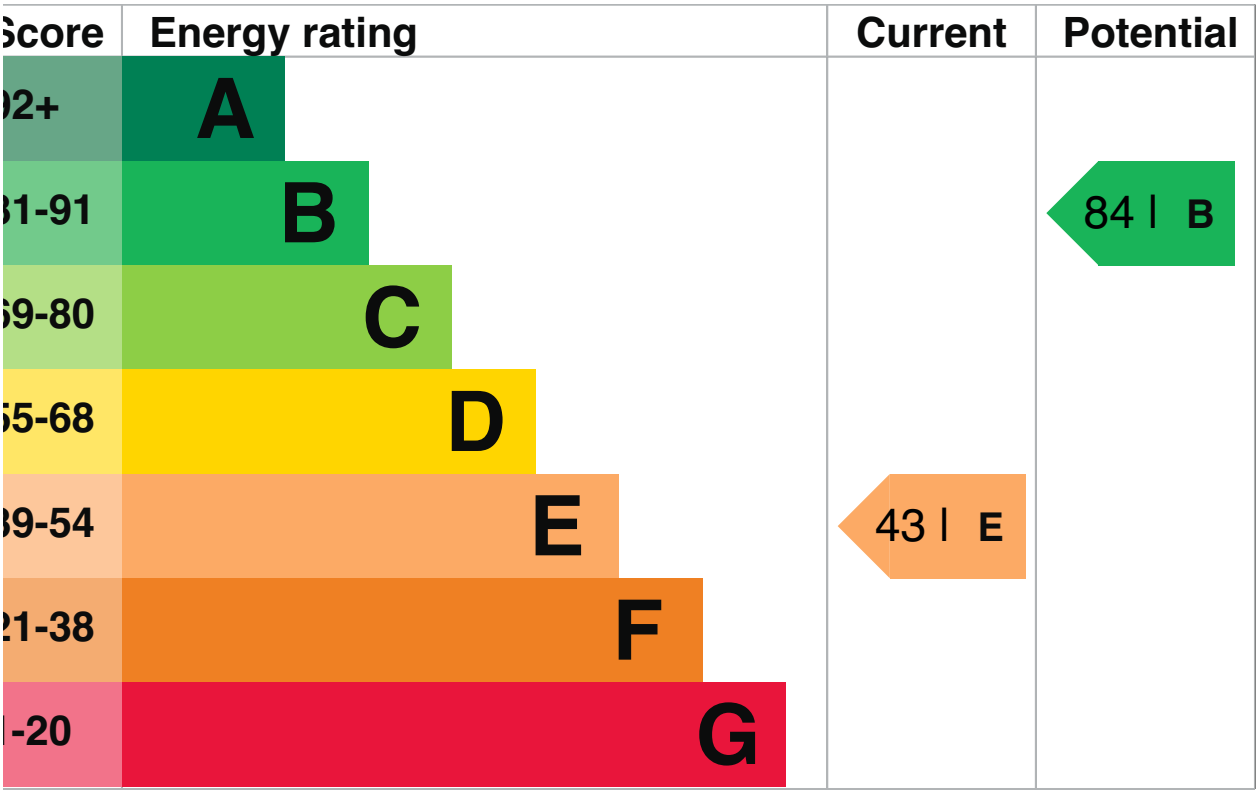
operties can be rented if they have an energy rating from A to E.

he property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for ndlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy ficiency-standard-landlord-guidance).

nergy efficiency rating for this property

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

e how to improve this property's energy performance.



e graph shows this property's current and potential energy efficiency.

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

operties are also given a score. The higher the number the lower your fuel bills are likely to be.

r properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

eakdown of property's energy performance

is section shows the energy performance for features of this property. The assessment does not consider the conditi
a feature and how well it is working.

ch feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

hen the description says “assumed”, it means that the feature could not be inspected and an assumption has been ade based on the property’s age and type.

ature	Description	Rating
all	Cavity wall, filled cavity	Average
oof	Pitched, 50 mm loft insulation	Poor
ndow	Fully double glazed	Good
ain heating	Electric storage heaters	Average
ain heating control	Manual charge control	Poor
t water	Electric immersion, off-peak	Very poor
ghting	Low energy lighting in 20% of fixed outlets	Poor
oor	Solid, no insulation (assumed)	N/A
condary heating	Room heaters, coal	N/A

rimary energy use

e primary energy use for this property per year is 676 kilowatt hours per square metre (kWh/m2).

What is primary energy use?

nvironmental impact of this property

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

n average household roduces	6 tonnes of CO2
his property produces	8.2 tonnes of CO2
his property’s potential roduction	3.4 tonnes of CO2

making the recommended changes, you could reduce this property’s CO2 emissions by 4.8 tonnes per year. This wi lp to protect the environment.

vironmental impact ratings are based on assumptions about average occupancy and energy use. They may not refle w energy is consumed by the people living at the property.

ow to improve this property's energy performance

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

ou make all of the recommended changes, this will improve the property's energy rating d score from E (43) to B (84).

What is an energy rating?

Potential energy rating

B

ecommendation 1: Increase loft insulation to 70 mm

rease loft insulation to 270 mm

ypical installation cost	£100 - £350
ypical yearly saving	£175
otential rating after carrying out ecommendation 1	49 I E

ecommendation 2: Floor insulation (solid floor)

or insulation (solid floor)

ypical installation cost	£4,000 - £6,000
ypical yearly saving	£162
otential rating after carrying out ecommendations 1 and 2	55 I D

ecommendation 3: Hot water cylinder insulation

d additional 80 mm jacket to hot water cylinder

ypical installation cost	£15 - £30
ypical yearly saving	£28

otential rating after carrying out ecommendations 1 to 3	56 I D

ecommendation 4: Low energy lighting

w energy lighting

ypical installation cost	£20
ypical yearly saving	£36
otential rating after carrying out ecommendations 1 to 4	58 I D

ecommendation 5: High heat retention storage heaters

gh heat retention storage heaters

ypical installation cost	£1,200 - £1,800
ypical yearly saving	£281
otential rating after carrying out ecommendations 1 to 5	69 I C

ecommendation 6: Solar water heating

lar water heating

ypical installation cost	£4,000 - £6,000
ypical yearly saving	£67
otential rating after carrying out ecommendations 1 to 6	71 I C

ecommendation 7: Solar photovoltaic panels, 2.5 kWp

lar photovoltaic panels

ypical installation cost	£3,500 - £5,500
ypical yearly saving	£371
otential rating after carrying out ecommendations 1 to 7	84 I B

aying for energy improvements

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

stimated energy use and potential savings

stimated yearly energy cost for his property	£1501
otential saving	£748

e estimated cost shows how much the average household would spend in this property for heating, lighting and hot ter. It is not based on how energy is used by the people living at the property.

e estimated saving is based on making all of the recommendations in how to improve this property's energy rformance.

r advice on how to reduce your energy bills visit Simple Energy Advice (https://www.simpleenergyadvice.org.uk/).

leating use in this property

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

stimated energy used to heat this property

pace heating	11136 kWh per year
Vater heating	1961 kWh per year

otential energy savings by installing insulation

pe of insulation	Amount of energy saved
ft insulation	1833 kWh per year

u might be able to receive Renewable Heat Incentive payments (https://www.gov.uk/domestic-renewable-heat-incentive). is will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable at. The estimated energy required for space and water heating will form the basis of the payments.

ontacting the assessor and accreditation scheme

is EPC was created by a qualified energy assessor.

ou are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

ou are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

creditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC sessments.

ssessor contact details

ssessor's name	Paul Renaut
elephone	07770931389
mail	renergy.services@outlook.com

ccreditation scheme contact details

ccreditation scheme	Elmhurst Energy Systems Ltd
ssessor ID	EES/023138
elephone	01455 883 250
mail	enquiries@elmhurstenergy.co.uk

ssessment details

ssessor's declaration	No related party

ate of assessment	13 September 2021
ate of certificate	13 September 2021
ype of assessment	▶ RdSAP

:her certificates for this property

ou are aware of previous certificates for this property and they are not listed here, please contact us at ıclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748.

ere are no related certificates for this property.