Energy performance certificate (EPC)			
Mill Cottage Needham HARLESTON IP20 9LE	Energy rating	Valid until: 16 July 2025 Certificate number: 0454-2821-6568-9795-4295	
Property type		Detached house	
Total floor area		206 square metres	

Rules on letting this property

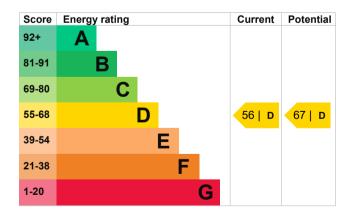
Properties can be rented if they have an energy rating from A to E.

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 D.

<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	Timber frame, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Pitched, insulated at rafters	Very poor
Roof	Roof room(s), insulated (assumed)	Good
Window	Mostly double glazing	Good
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

· Solar photovoltaics

Primary energy use

The primary energy use for this property per year is 175 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

- PVs or wind turbine present on the property (England, Wales or Scotland) The assessment does not include any feed-in tariffs that may be applicable to this property.
- Cavity fill is recommended

Environmental impact property	of this	This property produces	10.0 tonnes of CO2
This property's current environ rating is E. It has the potential	•	This property's potential production	7.9 tonnes of CO2
Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.		By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 2.1 tonnes per year. This will help to protect the	
Properties with an A rating pro	duce less CO2	environment.	
than G rated properties.		Environmental impact ratin assumptions about average	
An average household produces	6 tonnes of CO2	energy use. They may not consumed by the people live	reflect how energy is

Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from D (56) to D (67).

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£198
2. Internal or external wall insulation	£4,000 - £14,000	£78
3. Floor insulation (solid floor)	£4,000 - £6,000	£113
4. Solar water heating	£4,000 - £6,000	£72

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 energy cost for this property	£2385
Potential saving	£461

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 potential saving shows how much money you could save if you <u>complete each</u> recommended step in order.

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

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	33358 kWh per year
Water heating	3022 kWh per year
Potential energy insulation	savings by installing
Type of insulation	Amount of energy saved
Type of insulation Loft insulation	Amount of energy saved 3255 kWh per year

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	Lesley Ann S
Telephone	07748 48699
Email	lesleysimkins

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

Lesley Ann Simkins 07748 486990 <u>lesleysimkins@hotmail.co.uk</u>

Stroma Certification Ltd STRO003757 0330 124 9660 certification@stroma.com

No related party 19 June 2015 17 July 2015 RdSAP