

# Energy performance certificate (EPC)

2 Highfield Farm Cottages Ixworth Road BURY ST. EDMUNDS IP31 2PU	Energy rating <h1 style="font-size: 2em; margin: 0;">E</h1>	Valid until: <b>31 May 2032</b> <hr/> Certificate number: <b>2114-6951-1517-0130-5244</b>
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Property type Semi-detached house

Total floor area 77 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](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 E. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D		
39-54	E	39   E	
21-38	F		
1-20	G		

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

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	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 150 mm loft insulation	Good
Roof	Flat, no insulation (assumed)	Very poor
Window	Fully double glazed	Good
Main heating	Boiler and radiators, anthracite	Average
Main heating control	No time or thermostatic control of room temperature	Very poor
Hot water	Electric immersion, off-peak	Very poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

### Primary energy use

The primary energy use for this property per year is 419 kilowatt hours per square metre (kWh/m<sup>2</sup>).

## Environmental impact of this property

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year. CO<sub>2</sub> harms the environment.

An average household produces 6 tonnes of CO<sub>2</sub>

This property produces 10.0 tonnes of CO<sub>2</sub>

This property's potential production 0.1 tonnes of CO<sub>2</sub>

You could improve this property's CO<sub>2</sub> 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.

## Improve this property's energy rating

Follow these steps to improve the energy rating and score.

Step	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£95
2. Cavity wall insulation	£500 - £1,500	£45
3. Internal or external wall insulation	£4,000 - £14,000	£310
4. Floor insulation (suspended floor)	£800 - £1,200	£75
5. Floor insulation (solid floor)	£4,000 - £6,000	£30
6. Heating controls (programmer, thermostat, TRVs)	£350 - £450	£78
7. Biomass stove with boiler	£7,000 - £13,000	£198
8. Solar water heating	£4,000 - £6,000	£74
9. Solar photovoltaic panels	£3,500 - £5,500	£380

## Paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). 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	£1540
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Potential saving if you complete every step in order	£906
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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
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<b>Space heating</b>	14511 kWh per year
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<b>Water heating</b>	1960 kWh per year
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## Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
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<b>Loft insulation</b>	240 kWh per year
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<b>Cavity wall insulation</b>	586 kWh per year
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<b>Solid wall insulation</b>	4001 kWh per year
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### Saving energy in this property

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

## 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	Rod Hay
Telephone	07950682712
Email	<a href="mailto:rod.hay@eaec.co.uk">rod.hay@eaec.co.uk</a>

### Accreditation scheme contact details

Accreditation scheme	ECMK
Assessor ID	ECMK300462
Telephone	0333 123 1418
Email	<a href="mailto:info@ecmk.co.uk">info@ecmk.co.uk</a>

### Assessment details

Assessor's declaration	No related party
Date of assessment	1 June 2022
Date of certificate	1 June 2022
Type of assessment	<a href="#">RdSAP</a>

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