| Energy performance certificate (EPC) | | | |
|---|----------------|--|--|
| 18 Broadland Drive Thorpe End NORWICH NR13 5BT | Energy rating | Valid until: 19 May 2033 Certificate number: 0160-2680-8059-2927-8751 | |
| Property type | Detached house | | |
| Total floor area | | 149 square metres | |

Rules on letting this property

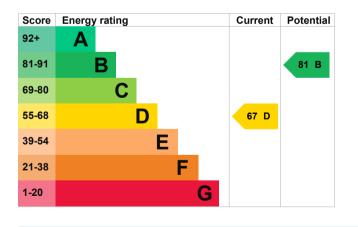
Properties can be let if they have an energy rating from A to E.

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 B.

<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 | Cavity wall, as built, insulated (assumed) | Good |
| Roof | Pitched, 100 mm loft insulation | Average |
| Roof | Pitched, insulated (assumed) | Good |
| Window | Fully double glazed | Average |
| Main heating | Boiler and radiators, mains gas | Good |
| Main heating control | Programmer and room thermostat | Average |
| Hot water | From main system | Good |
| Lighting | Low energy lighting in 36% of fixed outlets | Average |
| Floor | Solid, no insulation (assumed) | N/A |
| Floor | To unheated space, no insulation (assumed) | N/A |
| Floor | Solid, insulated (assumed) | N/A |
| Secondary heating | Room heaters, mains gas | N/A |

Primary energy use

The primary energy use for this property per year is 205 kilowatt hours per square metre (kWh/m2).

| Environmental imp property | act of this | This property's potential production | 3.2 tonnes of CO2 |
|---|-----------------------|--|-----------------------|
| This property's current env rating is D. It has the poter | • | You could improve this prop | perty's CO2 |
| Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they | | emissions by making the suggested changes. This will help to protect the environment. | |
| produce each year. CO2 h | arms the environment. | Environmental impact rating | 0 |
| An average household produces | 6 tonnes of CO2 | assumptions about average energy use. They may not consumed by the people liv | reflect how energy is |
| This property produces | 5.4 tonnes of CO2 | | |
| Changes you could | l make | | |

| Step | Typical installation cost | Typical yearly saving |
|---------------------------------------|---------------------------|-----------------------|
| 1. Increase loft insulation to 270 mm | £100 - £350 | £33 |

| Step | Typical installation cost | Typical yearly saving |
|-----------------------------------|---------------------------|-----------------------|
| 2. Floor insulation (solid floor) | £4,000 - £6,000 | £59 |
| 3. Low energy lighting | £70 | £67 |
| 4. Heating controls (TRVs) | £350 - £450 | £41 |
| 5. Solar water heating | £4,000 - £6,000 | £48 |
| 6. Solar photovoltaic panels | £3,500 - £5,500 | £395 |

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 | £1165 |
|---|-------|
| Potential saving if you complete every step in | £248 |

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

order

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 | 16309 kWh per year | |
| Water heating | 3160 kWh per year | |
| Potential energy savings by installing insulation | | |
| Type of insulation | Amount of energy saved | |
| Loft insulation | 775 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 | Stuart Wyer |
|-----------------|-------------------------|
| Telephone | 07841 879 219 |
| Email | greengaugeepc@gmail.cor |

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate Type of assessment

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Stroma Certification Ltd STRO002358 0330 124 9660 certification@stroma.com

No related party 20 May 2023 20 May 2023 RdSAP