

Energy performance certificate (EPC)

58M, Cheney New Road
 BOSTON
 SUFFOLK

Energy rating

E

Valid until: 28 January 2020
 Certificate number: 0295-7029-6076-8950-6272

Property type

Semi-detached house

Total floor area

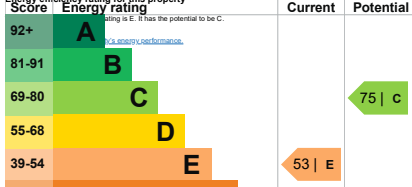
89 square metres

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 requirements and exemptions](https://www.gov.uk/guidance/how-to-apply-for-a-rental-energy-efficiency-exemption) (<https://www.gov.uk/guidance/how-to-apply-for-a-rental-energy-efficiency-exemption>).

Energy efficiency rating for this property



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	Cavity wall, filled cavity	Average
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 67% of fixed outlets	Good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 342 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 C.

Properties are rated in a scale from A to G based on how much carbon dioxide (CO₂) they produce.

Properties with an A rating produce less CO₂ than G rated properties.

An average household produces

6 tonnes of CO₂

This property produces

5.3 tonnes of CO₂

This property's potential production

3.0 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 2.3 tonnes per year. 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.

How to improve this property's energy performance

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

If you make all of the recommended changes, this will improve the property's energy rating and score from E (53) to C (75).

Recommendation	Typical installation cost	Typical yearly saving
1. Room-in-roof insulation	£1,500 - £2,700	£186
2. Floor insulation (suspended floor)	£800 - £1,200	£60
3. Low energy lighting	£20	£20
4. Solar water heating	£4,000 - £6,000	£28
5. High performance external doors	£2,000	£27
6. Solar photovoltaic panels	£3,500 - £5,500	£297

Paying for energy improvements

[Find energy grants and ways to save energy in your home](https://www.gov.uk/guidance/how-to-save-energy-in-your-home) (<https://www.gov.uk/guidance/how-to-save-energy-in-your-home>)

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£1272
Potential saving	£320

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 estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

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

Heating use in this property

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

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

Accreditation scheme contact details

Accreditation scheme
Assessor ID
Telephone
Email

Assessment details

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

Estimated energy used to heat this property

Space heating	16840 kWh per year
Water heating	1929 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Loft insulation	2521 kWh per year

You might be able to receive [Domestic Heat Treatment Grants](#) (<https://www.renovationcosts.co.uk/energy>). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

Carl Smith
01384471875
carl.smith@rpsapbricks.co.uk

Stroma Certification Ltd
8TROD034390
0330 124 9660
certification.stroma.com

No related party
30 January 2020
30 January 2020
RdSAP