Energy performance certificate (EPC)			
45 MARLBOROUGH ROAD NORWICH NR3 4PH	Energy rating	Valid until: 27 June 2031 Certificate number: 2783-3007-5206-1219-5200	
Property type		Mid-terrace house	
Total floor area		74 square metres	

# Rules on letting this property

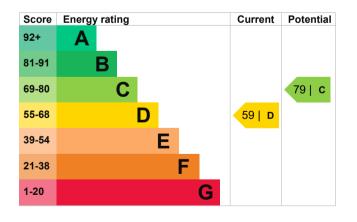
Properties can be let if they have an energy rating from A to E.

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 efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

<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	Solid brick, as built, no insulation (assumed)	Poor
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Flat, 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 63% of fixed outlets	Good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

### Primary energy use

The primary energy use for this property per year is 313 kilowatt hours per square metre (kWh/m2).

Environmental impact property	of this	This property produces	4.1 tonnes of CO2
This property's current environmental impact rating is E. It has the potential to be C.		This property's potential production	2.1 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 2.0 tonnes per year. This will help to protect the	
Properties with an A rating proc	duce less CO2	environment.	
than G rated properties.		Environmental impact rating assumptions about average	5
An average household produces	6 tonnes of CO2	energy use. They may not reflect how energy consumed by the people living at the property	

# 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 (59) to C (79).

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£58
2. Low energy lighting	£15	£21
3. Condensing boiler	£2,200 - £3,000	£79
4. Solar water heating	£4,000 - £6,000	£37
5. Solar photovoltaic panels	£3,500 - £5,500	£342

## Paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022)</u>. This will help you buy a more efficient, low carbon heating system for this property.

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

Estimated energy use a potential savings	nd	Heating use in thi	
Estimated yearly energy cost for this property	£885	Heating a property u majority of energy co	•
Potential saving	£195	Estimated energen property	y used to heat this
	2100	Type of heating	Estimated energy used
The estimated east shows how m	web the	Space heating	11101 kWh per year
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.		Water heating	2760 kWh per year
		Potential energy savings by installing insulation	
The potential saving shows how r		Type of insulation	Amount of energy saved
you could save if you <u>complete ea</u> recommended step in order.	<u>ach</u>	Loft insulation	3040 kWh per year
For advice on how to reduce your energy bills			
For advice on how to reduce your visit Simple Energy Advice	r energy bills	Cavity wall insulation	341 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	
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

Benjamin Rothwell 07510528882 info@thinkinventoryclerk.co.uk

Elmhurst Energy Systems Ltd EES/024552 01455 883 250 <u>enquiries@elmhurstenergy.co.uk</u>

No related party 28 June 2021 28 June 2021 RdSAP