

# Energy performance certificate (EPC)

3 Dairy Yard High Street Ixworth BURY ST. EDMUNDS IP31 2HJ	Energy rating <b>C</b>	Valid until: 25 July 2029
		Certificate number: 8741-7723-6990-2546-9922

Property type	Detached house
Total floor area	96 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 rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	76 C	
55-68	D		
39-54	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

# Changes you could make

► [Do I need to follow these steps in order?](#)

## Step 1: Low energy lighting

Typical installation cost	£30
Typical yearly saving	£26
Potential rating after completing step 1	77 C

## Step 2: Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£41
Potential rating after completing steps 1 and 2	78 C

## Step 3: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£5,000 - £8,000
Typical yearly saving	£327
Potential rating after completing steps 1 to 3	88 B

## Help 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.

## More ways to save energy

[Find ways to save energy in your home](#)

## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

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

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.