# **Energy performance certificate (EPC)**

FLAT 9 SUDBURY HALL MELFORD ROAD SUDBURY CO10 1AR	Energy rating  C	Valid until:	2 November 2030
		Certificate number:	4300-6339-4009-1397-9202

Property type Mid-floor flat

Total floor area 80 square metres

### Rules on letting this property

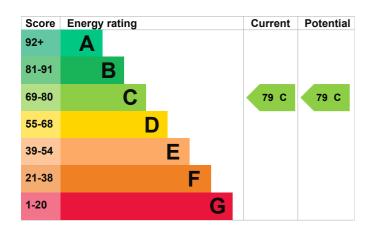
Properties can be let if they have an energy rating from A to E.

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).

### **Energy rating and score**

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

See how to improve this property's energy efficiency.



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
Walls	Average thermal transmittance 0.40 W/m²K	Good
Windows	High performance glazing	Very good
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 all fixed outlets	Very good
Roof	(other premises above)	N/A
Floor	(other premises below)	N/A
Secondary heating	None	N/A
Air tightness	(not tested)	N/A

#### Primary energy use

The primary energy use for this property per year is 126 kilowatt hours per square metre (kWh/m2).

### How this affects your energy bills

An average household would need to spend £454 per year on heating, hot water and lighting in this property. These costs usually make up the majority of your energy bills.

You could **save £0 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2020** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

### **Heating this property**

Estimated energy needed in this property is:

- 4,509 kWh per year for heating
- 1,967 kWh per year for hot water

Impact on the en	vironment	This property produces	1.8 tonnes of CO2
This property's environmental impact rating is C. It has the potential to be C.  Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.		This property's potential production	1.8 tonnes of CO2
		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
Carbon emissions			
An average	6 tonnes of CO2	These ratings are base about average occupa	

People living at the property may use

different amounts of energy.

# Steps you could take to save energy

household produces

The assessor did not make any recommendations for this property.

### Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

#### Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

• Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgradescheme)

### 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	John Simpson
Telephone	01206 266 755
Email	john.simpson@ajenergy.com

# **Contacting the accreditation scheme**

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

Accreditation scheme	Stroma Certification Ltd	
Assessor's ID	STRO006273	
Telephone	0330 124 9660	
Email	certification@stroma.com	
About this assessment Assessor's declaration	No related party	
Date of assessment	3 November 2020	
Date of certificate	3 November 2020	
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Type of assessment	SAP	