

Energy performance certificate (EPC)

Heath Lodge
Hoxne
EYE
IP21 5AU

Energy rating

E

Valid until: **3 August 2032**

Certificate number: **2953-1191-0183-4171-1015**

Property type

Detached house

Total floor area

92 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 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 efficiency rating for this property

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

[See how to improve this property's energy 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

Environmental impact of this property

This property produces 6.7 tonnes of CO2

This property's current environmental impact rating is F. It has the potential to be D.

This property's potential production 3.9 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 recommended changes, you could reduce this property's CO2 emissions by 2.8 tonnes per year. This will help to protect the environment.

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

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.

An average household produces 6 tonnes of CO2

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 E (45) to C (70).

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£104
2. Floor insulation (solid floor)	£4,000 - £6,000	£64
3. Low energy lighting	£20	£24
4. Solar water heating	£4,000 - £6,000	£46
5. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£41
6. Solar photovoltaic panels	£3,500 - £5,500	£377

Paying for energy improvements

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

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£1065
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Potential saving	£278
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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 potential saving shows how much money you could save if you complete each recommended step in order.

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

Heating use in this property

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	16714 kWh per year

Water heating	2768 kWh per year
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Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Loft insulation	700 kWh per year

Solid wall insulation	2247 kWh per year
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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	John Streatfield
Telephone	01603940269
Email	john@oneplanetepc.com

Accreditation scheme contact details

Accreditation scheme	ECMK
Assessor ID	ECMK300485
Telephone	0333 123 1418
Email	info@ecmk.co.uk

Assessment details

Assessor's declaration	No related party
Date of assessment	21 October 2021
Date of certificate	4 August 2022
Type of assessment	<u>RdSAP</u>
