Dalriada Energy rating Valid until: 22 November 2033

Monewden Road Charsfield WOODBRIDGE IP13 7QD	Certificate number: 9320-2437-3390-2527-6221
Property type	Detached bungalow
Total floor area	76 square metres

Rules on letting this property

You may not be able to let this property

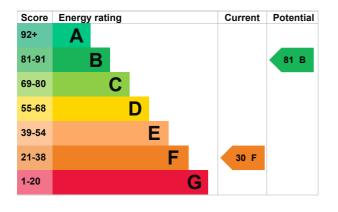
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read <u>guidance for landlords on the regulations and exemptions</u> (<u>https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</u>).

Properties can be let if they have an energy rating from A to E. You could make changes to <u>improve this property's energy rating</u>.

Energy rating and score

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

<u>See how to improve this property's energy</u> <u>efficiency</u>.



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
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 150 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Electric storage heaters	Average
Main heating control	Manual charge control	Poor
Hot water	Electric immersion, off-peak	Very poor
Lighting	No low energy lighting	Very poor
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, wood logs	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

· Biomass secondary heating

Primary energy use

The primary energy use for this property per year is 744 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

• Cavity fill is recommended

How this affects your energy bills

An average household would need to spend **£3,644 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 £2,281 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- 14,302 kWh per year for heating
- 3,390 kWh per year for hot water

Impact on the environment		This property produces	8.5 tonnes of CO2
This property's current env rating is F. It has the poten	•	This property's potential production	3.1 tonnes of CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
Carbon emissions		These ratings are based on assumptions about average occupancy and energy use.	
An average household produces	6 tonnes of CO2	People living at the property may use dia amounts of energy.	rty may use different

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£93
2. Cavity wall insulation	£500 - £1,500	£487
3. Floor insulation (solid floor)	£4,000 - £6,000	£291
4. Increase hot water cylinder insulation	£15 - £30	£360
5. Low energy lighting	£35	£124

Step	Typical installation cost	Typical yearly saving
6. High heat retention storage heaters	£2,000 - £3,000	£846
7. Solar water heating	£4,000 - £6,000	£78
8. Solar photovoltaic panels	£3,500 - £5,500	£786

Help paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. 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 by visiting www.gov.uk/improve-energy-efficiency.

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	Rufus Owen
Telephone	07891937167
Email	rufus@fullaspect.co.uk

Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/019457
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	23 November 2023
Date of certificate	23 November 2023
Type of assessment	RdSAP