# **Energy performance certificate (EPC)**

4 Stubb Road Hickling NORWICH NR12 0BN	Energy rating	Valid until:	24 April 2034
	-	Certificate number:	2277-3034-3209-5114-1200
Property type	S	Semi-detached house	
Total floor area	71 square metres		

### Rules on letting this property

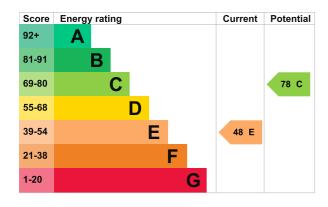
Properties can be let if they have an energy rating from A to E.

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 E. 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
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, filled cavity	Average
Roof	Pitched, 300 mm loft insulation	Very good
Roof	Pitched, no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Average
Lighting	Low energy lighting in 67% of fixed outlets	Good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

### Primary energy use

The primary energy use for this property per year is 289 kilowatt hours per square metre (kWh/m2).

# How this affects your energy bills

An average household would need to spend £1,447 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 £485 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** 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:

- 9,778 kWh per year for heating
- 2,727 kWh per year for hot water

#### Impact on the environment This property produces 5.0 tonnes of CO2 This property's potential 2.2 tonnes of CO2 This property's environmental impact rating is E. It production has the potential to be C. You could improve this property's CO2 emissions Properties get a rating from A (best) to G (worst) by making the suggested changes. This will help

on how much carbon dioxide (CO2) they produce each year.

to protect the environment.

#### **Carbon emissions**

An average household produces

6 tonnes of CO2

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

## Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Internal wall insulation	£4,000 - £14,000	£288
2. Floor insulation (solid floor)	£4,000 - £6,000	£82
3. Add additional 80 mm jacket to hot water cylinder	£15 - £30	£11
4. Low energy lighting	£15	£31
5. Solar water heating	£4,000 - £6,000	£72
6. Solar photovoltaic panels	£3,500 - £5,500	£586

#### 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:

- Insulation: Great British Insulation Scheme (www.gov.uk/apply-great-british-insulation-scheme)
- Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)
- Help from your energy supplier: Energy Company Obligation (www.gov.uk/energy-company-obligation)

### 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	Christopher Egle
Telephone	0800 168 4555
Email	generalenquiries@flagship-group.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/023140
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk
About this assessment	
Assessor's declaration	No related party
Date of assessment	23 January 2024
Date of certificate	25 April 2024
Type of assessment	RdSAP