Energy Performance Certificate

Hawkes Farmhouse, Straight Road, Whepstead, BURY ST. EDMUNDS, IP29 4TF

Dwelling type:	Detached house	**Reference number:**	0028-8955-6200-5343-7910
Date of assessment:	02 October 2017	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	02 October 2017	**Total floor area:**	103 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

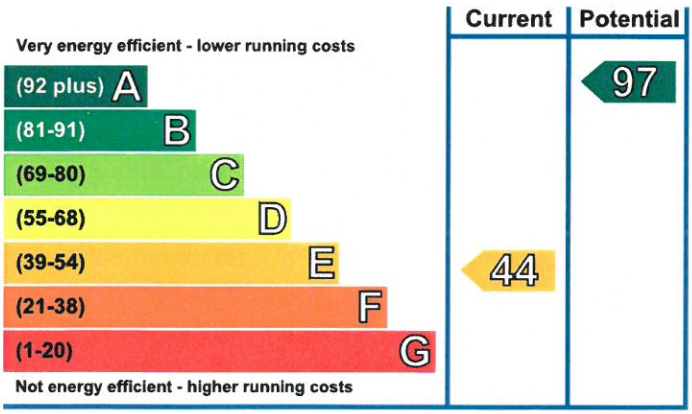
Estimated energy costs of dwelling for 3 years:	**£ 3,153**
Over 3 years you could save	**£ 1,413**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 342 over 3 years	£ 198 over 3 years	You could save £ 1,413 over 3 years
Heating	£ 2,421 over 3 years	£ 1,305 over 3 years	
Hot Water	£ 390 over 3 years	£ 237 over 3 years	
Totals	**£ 3,153**	**£ 1,740**	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 774	
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 180	
3 Low energy lighting for all fixed outlets	£40	£ 126	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Recommendations

The measures below will improve the energy performance of your dwelling. The performance ratings after improvements listed below are cumulative; that is, they assume the improvements have been installed in the order that they appear in the table. Further information about the recommended measures and other simple actions you could take today to save money is available at www.gov.uk/energy-grants-calculator. Before installing measures, you should make sure you have secured the appropriate permissions, where necessary. Such permissions might include permission from your landlord (if you are a tenant) or approval under Building Regulations for certain types of work.

Measures with a green tick may be supported through the Green Deal finance. If you want to take up measures with an orange tick through Green Deal finance, be aware you may need to contribute some payment up-front.

Recommended measures	Indicative cost	Typical savings per year	Rating after improvement	Green Deal finance
Cavity wall insulation	£500 - £1,500	£ 258	D59	✓
Floor insulation (solid floor)	£4,000 - £6,000	£ 60	D62	✓
Low energy lighting for all fixed outlets	£40	£ 42	D63	
Heating controls (thermostatic radiator valves)	£350 - £450	£ 29	D65	✓
Solar water heating	£4,000 - £6,000	£ 48	D68	✓
Replacement glazing units	£1,000 - £1,400	£ 35	C70	✓
Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 293	C79	✓
Wind turbine	£15,000 - £25,000	£ 561	A97	✓

Alternative measures

There are alternative measures below which you could also consider for your home.

- External insulation with cavity wall insulation

Opportunity to benefit from a Green Deal on this property

Green Deal Finance allows you to pay for some of the cost of your improvements in instalments under a Green Deal Plan (note that this is a credit agreement, but with instalments being added to the electricity bill for the property). The availability of a Green Deal Plan will depend upon your financial circumstances. There is a limit to how much Green Deal Finance can be used, which is determined by how much energy the improvements are estimated to **save** for a 'typical household'.

You may be able to obtain support towards repairs or replacements of heating systems and/or basic insulation measures, if you are in receipt of qualifying benefits or tax credits. To learn more about this scheme and the rules about eligibility, call the Energy Saving Advice Service on **0300 123 1234** for England and Wales.