

Energy performance certificate (EPC)

| | | |
|---------------------------------------|---------------|--|
| 18 Burton End HAVERHILL CB9 9LR | Energy rating | Valid until: 27 September 2034 |
| | F | Certificate number: 6234-5421-4400-0064-2222 |

| | |
|------------------|-------------------|
| Property type | Mid-terrace house |
| Total floor area | 74 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 [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).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

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

[See how to improve this property's energy efficiency.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 87 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | 28 F | |
| 1-20 | G | | |

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, as built, no insulation (assumed) | Poor |
| Roof | Pitched, 25 mm loft insulation | Poor |
| Roof | Pitched, no insulation (assumed) | Very poor |
| Roof | Flat, no insulation (assumed) | Very poor |
| Window | Fully double glazed | Average |
| Main heating | Room heaters, electric | Very poor |
| Main heating control | Programmer and appliance thermostats | Good |
| Hot water | Electric immersion, off-peak | Very poor |
| Lighting | Low energy lighting in 63% of fixed outlets | Good |
| Floor | Suspended, no insulation (assumed) | N/A |
| Floor | Solid, no insulation (assumed) | N/A |
| Secondary heating | Room heaters, mains gas | N/A |

Primary energy use

The primary energy use for this property per year is 568 kilowatt hours per square metre (kWh/m²).

▶ [About primary energy use](#)

Additional information

Additional information about this property:

- Cavity fill is recommended

How this affects your energy bills

An average household would need to spend **£3,089 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 £2,183 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:

- 8,880 kWh per year for heating
- 5,021 kWh per year for hot water

Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

Carbon emissions

| | |
|---|-------------------|
| An average household produces | 6 tonnes of CO2 |
| This property produces | 7.1 tonnes of CO2 |
| This property's potential production | 1.2 tonnes of CO2 |

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

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

▶ [Do I need to follow these steps in order?](#)

Step 1: Increase loft insulation to 270 mm

Typical installation cost £100 - £350

Typical yearly saving £170

Potential rating after completing step 1 **31 F**

Step 2: Flat roof or sloping ceiling insulation

Typical installation cost £850 - £1,500

Typical yearly saving £97

Potential rating after completing steps 1 and 2 **33 F**

Step 3: Cavity wall insulation

Typical installation cost £500 - £1,500

Typical yearly saving £60

Potential rating after completing steps 1 to 3 **34 F**

Step 4: Internal or external wall insulation

Typical installation cost £4,000 - £14,000

Typical yearly saving £354

Potential rating after completing steps 1 to 4 **40 E**

Step 5: Floor insulation (suspended floor)

Typical installation cost £800 - £1,200

Typical yearly saving £84

Potential rating after completing steps 1 to 5 **42 E**

Step 6: Floor insulation (solid floor)

Typical installation cost £4,000 - £6,000

Typical yearly saving £65

Potential rating after completing steps 1 to 6**43 E****Step 7: Hot water cylinder insulation**

Insulate hot water cylinder with 80 mm jacket

Typical installation cost

£15 - £30

Typical yearly saving

£379

Potential rating after completing steps 1 to 7**52 E****Step 8: Low energy lighting**

Typical installation cost

£15

Typical yearly saving

£25

Potential rating after completing steps 1 to 8**53 E****Step 9: Gas condensing boiler**

Typical installation cost

£3,000 - £7,000

Typical yearly saving

£877

Potential rating after completing steps 1 to 9**74 C****Step 10: Solar water heating**

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£73

Potential rating after completing steps 1 to 10**76 C****Step 11: Solar photovoltaic panels, 2.5 kWp**

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£572

Potential rating after completing steps 1 to 11**87 B****Help paying for energy improvements**

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). 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](#)

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 | Anthony Morley |
| Telephone | 07973 523398 |
| Email | anthony@ampropertysolutions.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/020314 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

About this assessment

| | |
|-------------------------------|-------------------------|
| Assessor's declaration | No related party |
| Date of assessment | 24 September 2024 |
| Date of certificate | 28 September 2024 |
| Type of assessment | ▶ RdSAP |

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

| | |
|---------------------------|---|
| Certificate number | 8907-4758-4429-6596-6793 (/energy-certificate/8907-4758-4429-6596-6793) |
| Expired on | 14 March 2021 |

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