

Energy performance certificate (EPC)

60 Norwich Road
ATTLEBOROUGH
NR17 2JX

Energy rating

E

Valid until: **19 September 2034**

Certificate number: **9386-3042-1201-5324-1200**

Property type

Detached house

Total floor area

208 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 80 C |
| 55-68 | D | | |
| 39-54 | E | 39 E | |
| 21-38 | 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 |
| Roof | Pitched, insulated at rafters | Poor |
| Roof | Pitched, 100 mm loft insulation | Average |
| Window | Single glazed | Very poor |
| Main heating | Boiler and radiators, mains gas | Good |
| Main heating control | TRVs and bypass | Average |
| Hot water | From main system, no cylinder thermostat | Poor |
| Lighting | Low energy lighting in 46% of fixed outlets | Good |
| Floor | Suspended, no insulation (assumed) | N/A |
| Floor | Solid, no insulation (assumed) | N/A |
| Secondary heating | None | N/A |

Primary energy use

The primary energy use for this property per year is 407 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£5,340 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 £3,188 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:

- 36,761 kWh per year for heating
- 3,677 kWh per year for hot water

Impact on the environment

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

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 CO ₂ |
| This property produces | 15.0 tonnes of CO ₂ |
| This property's potential production | 4.8 tonnes of CO ₂ |

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: Internal or external wall insulation

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

Typical yearly saving £1,380

Potential rating after completing step 1 **54 E**

Step 2: Floor insulation (suspended floor)

Typical installation cost £800 - £1,200

Typical yearly saving £251

Potential rating after completing steps 1 and 2 **57 D**

Step 3: Draught proofing

Typical installation cost £80 - £120

Typical yearly saving £174

Potential rating after completing steps 1 to 3 **59 D**

Step 4: Low energy lighting

Typical installation cost £65

Typical yearly saving £76

Potential rating after completing steps 1 to 4 **60 D**

Step 5: Replace boiler with new condensing boiler

Typical installation cost £2,200 - £3,000

Typical yearly saving £1,072

Potential rating after completing steps 1 to 5 **72 C**

Step 6: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost £3,300 - £6,500

| | |
|-----------------------|------|
| Typical yearly saving | £234 |
|-----------------------|------|

Potential rating after completing steps 1 to 6

74 C

Step 7: Solar photovoltaic panels, 2.5 kWp

| | |
|---------------------------|-----------------|
| Typical installation cost | £3,500 - £5,500 |
|---------------------------|-----------------|

| | |
|-----------------------|------|
| Typical yearly saving | £525 |
|-----------------------|------|

Potential rating after completing steps 1 to 7

80 C

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 | Sam Spindler |
| Telephone | 07495754634 |
| Email | sales@elementsepc.net |

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/014475 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

About this assessment

| | |
|------------------------|-------------------------|
| Assessor's declaration | No related party |
| Date of assessment | 18 September 2024 |
| Date of certificate | 20 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](tel:02038290748) (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/hUnC3Xq1T4\)](https://forms.office.com/e/hUnC3Xq1T4) [Service performance \(/service-performance\)](#)

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