Energy performance certificate (EPC)				
12 DITTON WAY IPSWICH IP3 8GL	Energy rating	Valid until: 11 May 2031 Certificate number: 9523-0000-0205-8389-3214		
Property type	Mid-terrace house			
Total floor area	101 square metres			

Rules on letting this property

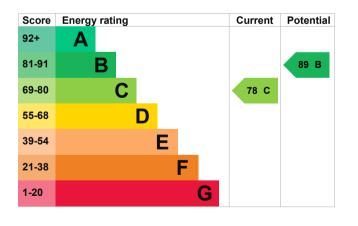
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (<u>https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</u>).

Energy rating and score

This property's current energy rating is C. 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, insulated (assumed)	Good
Roof	Pitched, 200 mm loft insulation	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 70% of fixed outlets	Very good
Floor	Suspended, insulated (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 125 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£605 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 £60 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2021** when this EPC was created. People living at the property may use different amounts of heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 4,641 kWh per year for heating
- 2,358 kWh per year for hot water

More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

Environmental impact of this property		This property produces	2.2 tonnes of CO2
This property's current environmental impact rating is C. It has the potential to be B.		This property's potential production	0.9 tonnes of CO2
Properties get a rating from on how much carbon dioxic produce each year. CO2 ha	le (CO2) they	You could improve this pro emissions by making the s This will help to protect the	uggested changes.
Carbon emissions		These ratings are based or	
An average household produces	6 tonnes of CO2	average occupancy and en living at the property may u of energy.	

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Low energy lighting	£30	£21
2. Solar water heating	£4,000 - £6,000	£40
3. Solar photovoltaic panels	£3,500 - £5,500	£362

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.

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
Telephone
Email

Shane Marks 01473396296 shanemarks@marksandmann.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 Assessor's ID Telephone Email Stroma Certification Ltd STRO020917 0330 124 9660 certification@stroma.com

About this assessment

Assessor's declaration

Date of assessment Date of certificate Type of assessment Owner or Director of the organisation dealing with the property transaction 12 May 2021 12 May 2021 RdSAP