

# Energy performance certificate (EPC)

33, Westerfield Road  
IPSWICH  
IP4 2UE

Energy rating

E

Valid until: 21 May 2028

Certificate number: 2728-2028-7235-5188-1940

Property type

Detached house

Total floor area

136 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 efficiency rating for this property

This property's current energy rating is E. It has the potential to be C.

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   C
55-68	D		
39-54	E	44   E	
21-38	F		
1-20	G		

## Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says “assumed”, it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, insulated at rafters	Very poor
Roof	Pitched, no insulation	Very poor
Roof	Roof room(s), ceiling insulated	Very poor
Window	Partial double glazing	Poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	No low energy lighting	Very poor
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, insulated (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

## Primary energy use

The primary energy use for this property per year is 385 kilowatt hours per square metre (kWh/m<sup>2</sup>).

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## Environmental impact of this property

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year. CO<sub>2</sub> harms the environment.

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An average household produces	6 tonnes of CO <sub>2</sub>
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This property produces	9.2 tonnes of CO <sub>2</sub>
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This property's potential production	3.9 tonnes of CO <sub>2</sub>
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You could improve this property's CO<sub>2</sub> emissions by making the suggested changes. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

## Improve this property's energy rating

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£57
2. Room-in-roof insulation	£1,500 - £2,700	£196
3. Internal or external wall insulation	£4,000 - £14,000	£377
4. Floor insulation (suspended floor)	£800 - £1,200	£78
5. Low energy lighting	£100	£67
6. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£52
7. Solar photovoltaic panels	£5,000 - £8,000	£308

## 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.

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# Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£1868
Potential saving if you complete every step in order	£825

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

## Heating use in this property

Heating a property usually makes up the majority of energy costs.

## Estimated energy used to heat this property

Type of heating	Estimated energy used
Space heating	29736 kWh per year
Water heating	2259 kWh per year

## Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Loft insulation	1128 kWh per year
Solid wall insulation	7379 kWh per year

## Saving energy in this property

Find ways to save energy in your home by visiting [www.gov.uk/improve-energy-efficiency](http://www.gov.uk/improve-energy-efficiency).

## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

### Assessor contact details

Assessor's name	Philip Le Grice
Telephone	01473 721133
Email	<a href="mailto:jonathan@waters-ips.co.uk">jonathan@waters-ips.co.uk</a>

### Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/018461
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### Assessment details

Assessor's declaration	Employed by the professional dealing with the property transaction
Date of assessment	22 May 2018
Date of certificate	22 May 2018
Type of assessment	<a href="#">RdSAP</a>

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