| Energy performance certificate (EPC) | | | |
|--|---------------|---------------------|--------------------------|
| 9 Aldringham House Aldeburgh Road Aldringham | Energy rating | Valid until: | 9 March 2035 |
| LEISTON IP16 4PT | | Certificate number: | 2260-8067-4050-9401-0091 |
| Property type | Т | op-floor flat | |
| Total floor area | 8 | 6 square metres | |

Rules on letting this property

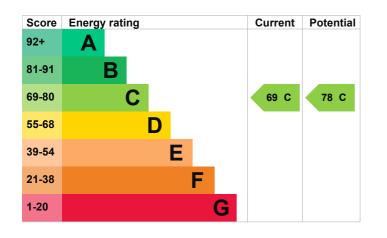
Properties can be let if they have an energy rating from A to E.

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).

Energy rating and score

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

See how to improve this property's energy efficiency.



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) | Poor |
| Roof | Pitched, 100 mm loft insulation | Average |
| 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 all fixed outlets | Very good |
| Floor | (another dwelling below) | N/A |
| Secondary heating | None | N/A |

Primary energy use

The primary energy use for this property per year is 214 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £1,700 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 £579 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** 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:

- 9,974 kWh per year for heating
- 2,155 kWh per year for hot water

Impact on the environment

| Impact on the enviro | nment | This property produces | 3.2 tonnes of CO2 |
|---|--------------------------|--|---------------------------|
| This property's environmenta has the potential to be C. | l impact rating is D. It | This property's potential production | 2.0 tonnes of CO2 |
| Properties get a rating from A how much carbon dioxide (C year. | | You could improve this prope making the suggested chang protect the environment. | , |
| Carbon emissions | | These ratings are based on a average occupancy and ene | rgy use. People living at |
| An average household produces | 6 tonnes of CO2 | the property may use different amounts of ener | nt amounts of energy. |

Steps you could take to save energy

| Step | Typical installation cost | Typical yearly saving |
|---|---------------------------|-----------------------|
| 1. Increase loft insulation to 270 mm | £100 - £350 | £100 |
| 2. Internal or external wall insulation | £4,000 - £14,000 | £477 |

Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

• Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)

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 | David Mortimer |
|-----------------|------------------------|
| Telephone | 07771 591532 |
| Email | davidepc@hotmail.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 | Quidos Limited | |
|----------------------|-------------------|--|
| Assessor's ID | QUID201546 | |
| Telephone | 01225 667 570 | |
| Email | info@quidos.co.uk | |

About this assessment

| Assessor's declaration | No related party |
|------------------------|------------------|
| Date of assessment | 10 March 2025 |
| Date of certificate | 10 March 2025 |
| Type of assessment | RdSAP |