

Energy performance certificate (EPC)

47, Princes Road
LOWESTOFT
NR32 2NJ

Energy rating

D

Valid until: 23 January 2023

Certificate
number: 2948-3004-7259-0447-5920

Property type

Mid-terrace house

Total floor area

70 square metres

Rules on letting this property

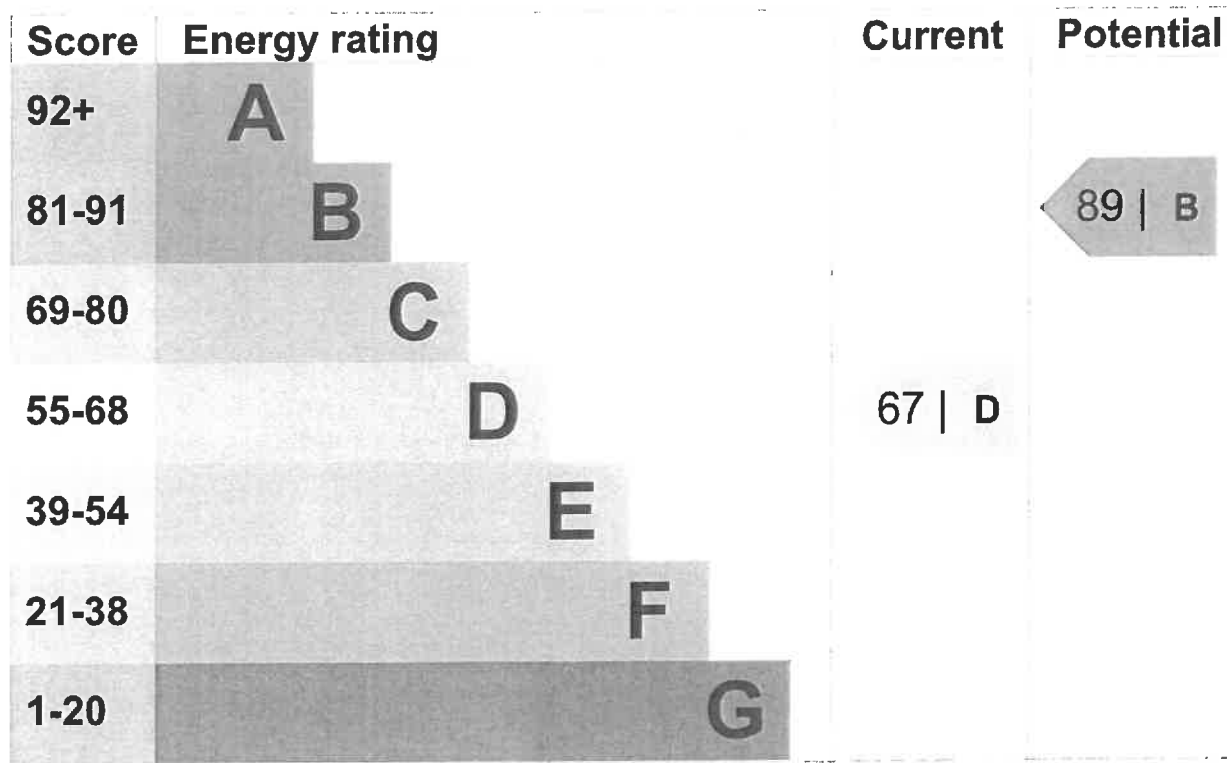
Properties can be let if they have an energy rating from A to E.

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 D. It has the potential to be B.

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



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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

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, 100 mm loft insulation	Average

Feature	Description	Rating
Roof	Pitched, insulated (assumed)	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 36% of fixed outlets	Average
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, insulated (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 209 kilowatt hours per square metre (kWh/m²).

► [What is primary energy use?](#)

Environmental impact of this property

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

Properties are rated in a scale from A to G based on how much carbon dioxide (CO₂) they produce.

Properties with an A rating produce less CO₂ than G rated properties.

An average household produces

6 tonnes of CO₂

This property produces

2.8 tonnes of CO₂

This property's potential production

0.7 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 2.1 tonnes per year. 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 performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from D (67) to B (89).

► Do I need to follow these steps in order?



Step 1: Internal or external wall insulation

Internal or external wall insulation

Typical installation cost

£4,000 - £14,000

Typical yearly saving

£129

Potential rating after completing step 1



Step 2: Floor insulation

Floor insulation

Typical installation cost

£800 - £1,200

Typical yearly saving

£25

Potential rating after completing steps 1 and 2



Step 3: Low energy lighting

Low energy lighting

Typical installation cost

£35

Typical yearly saving

£23

Potential rating after completing steps 1 to 3

76 | C

Step 4: Solar water heating

Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£22

Potential rating after completing steps 1 to 4

77 | C

Step 5: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

Typical installation cost

£9,000 - £14,000

Typical yearly saving

£238

Potential rating after completing steps 1 to 5

89 | B

Paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme](https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022) (<https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022>). This will help you buy a more efficient, low carbon heating system for this property.

[Find energy grants and ways to save energy in your home](https://www.gov.uk/improve-energy-efficiency) (<https://www.gov.uk/improve-energy-efficiency>).

Estimated energy use and potential savings

Estimated yearly energy cost for this property

£640

Potential saving

£200

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.

The potential saving shows how much money you could save if you complete each recommended step in order.

For advice on how to reduce your energy bills visit Simple Energy Advice (<https://www.gov.uk/improve-energy-efficiency>).

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	9013 kWh per year
Water heating	2051 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Loft insulation	310 kWh per year
Solid wall insulation	3375 kWh per year

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

John Denby

Telephone

01502 564 591

Email

john@ecea.co.uk

Accreditation scheme contact details

Accreditation scheme

Stroma Certification Ltd

Assessor ID

STRO001304

Telephone

0330 124 9660

Email

certification@stroma.com

Assessment details

Assessor's declaration

No related party

Date of assessment

24 January 2013

Date of certificate

24 January 2013

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 dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

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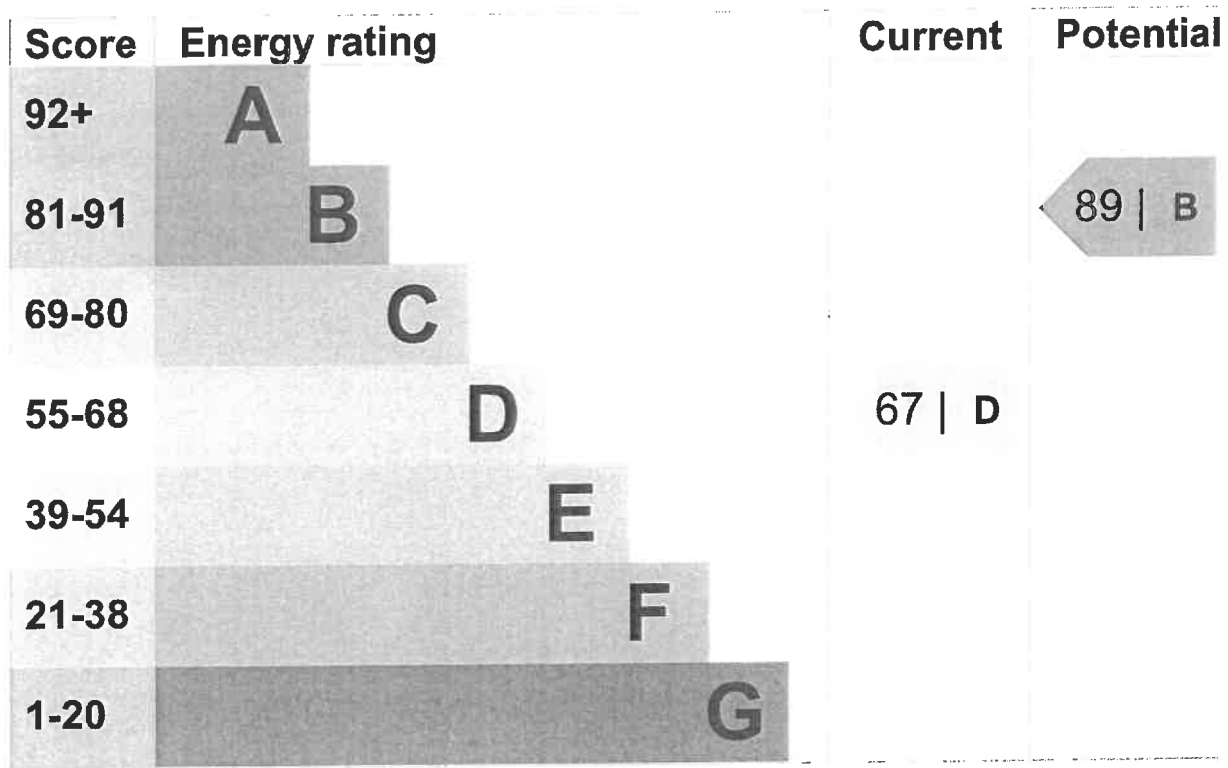
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[See how to improve this property's energy performance.](https://find-energy-certificate.service.gov.uk/energy-certificate/2948-3004-7259-0447-5920#recommendations) (<https://find-energy-certificate.service.gov.uk/energy-certificate/2948-3004-7259-0447-5920#recommendations>)



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Potential rating after completing step 1

74 | C

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Floor insulation

Typical installation cost

£800 - £1,200

Typical yearly saving

£25

Potential rating after completing steps 1 and 2

75 | C

Step 3: Low energy lighting

Low energy lighting

Typical installation cost

£35

Typical yearly saving	£23
Potential rating after completing steps 1 to 3	76 C

Step 4: Solar water heating

Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£22

Potential rating after completing steps 1 to 4	77 C
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Step 5: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

Typical installation cost	£9,000 - £14,000
Typical yearly saving	£238

Potential rating after completing steps 1 to 5	89 B
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Assessor ID

STRO001304

Telephone

0330 124 9660

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19th October - 19th October

For Users: Andrew Mortimer

Generated on Wednesday 19th October 2022 at 08:51

19th October 2022

9:00 - 9:45	Appointment - No appointments Details: September salary and commission	JW, ARM
9:45 - 10:15	Viewing at 8 Clifford Drive, Lowestoft, NR33 9EU (£250,000) Applicant: Mr Yousef Rab Mobile: 07903 653895, yousefrab@aol.com Grading: Warm Dependent On Sale Owner: Ms Vanessa Wincup Mobile: 07792 342427 Viewing Notes: None Key Set: C55 Custodian: Office Key Notes: -	ARM
11:15 - 12:30	Appointment - Brochure Tower Hill, Beccles. Details: None	AM, ARM
13:00 - 14:00	Appointment - Bentley Details: None	ARM
14:45 - 15:30	Appraisal at 1 St. Marys Road, Beccles, NR34 9NQ Owner: Mr Shaun Crowley Home: 07710976519 Booking Notes: None Directions: None	ARM
16:00 - 16:30	Viewing at 18 Marsh View, Beccles, NR34 9RT (£275,000) Applicant: Ms Annie Rice Mobile: 07906 011676, anniericeartist@gmail.com Grading: Cold Dependent On Sale On Market Other Agent - Local Owner: Mrs Marie Fenn Mobile: 07733 088 683 Viewing Notes: None Key Set: M60 Custodian: Office Key Notes: -	ARM
16:30 - 17:00	Viewing at 18 Marsh View, Beccles, NR34 9RT (£275,000) Applicant: Miss Ellie Catchpole, Mr Gareth Collins Mobile: 07377533325, elenacatchpole@gmail.com	ARM

Grading: Hot
First Time Buyer
Not On Market
Agreement In Principle / Deposit In Plac

Owner: Mrs Marie Fenn
Mobile: 07733 088 683

Viewing Notes: None

Key Set: M60
Custodian: Office
Key Notes: -

17:00 - 17:30 Viewing at 6 Knights Yard, Beccles, NR34 9EF (£165,000)

ARM

Applicant: Mr Darren Broughton
Mobile: 07789 687 679
Grading: Hot
Cash Buyer

Owner: Mr Vic Hills, Mrs Sandy Hills
Mobile: 07776 182 266 Sandy, Home: 01379 309958 Sandy, Home: 01379 687543 Vic

Viewing Notes: Tenant in situ. Trisha Tedore 07935 222 952

Key Set: K39
Custodian: Office
Key Notes: -

