Energy performance certificate (EPC)		
1 HILL FARM ROAD PLAYFORD IPSWICH IP6 9DU	Energy rating	Valid until: 10 September 2033 Certificate number: 8910-3157-3002-0101-9306
Property type	Semi-detached house	
Total floor area		79 square metres

Rules on letting this property



You may not be able to let this property

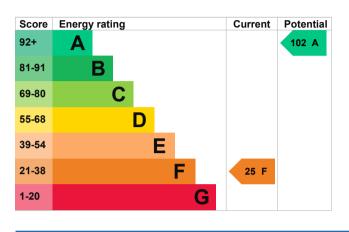
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-<u>guidance)</u>.

Properties can be let if they have an energy rating from A to E. The recommendations section sets out changes you can make to improve the property's rating.

Energy rating and score

This property's current energy rating is F. It has the potential to be A.

<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, filled cavity	Average
Roof	Pitched, 300 mm loft insulation	Very good
Window	Fully double glazed	Average
Main heating	Room heaters, electric	Very poor
Main heating control	Appliance thermostats	Good
Hot water	From main system, no cylinder thermostat	Very poor
Lighting	Low energy lighting in 88% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

Primary energy use

The primary energy use for this property per year is 488 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£4,505 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 £3,005 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- 7,790 kWh per year for heating
- 4,370 kWh per year for hot water

Impact on the envir	onment	This property produces	6.8 tonnes of CO2
This property's current envi rating is F. It has the potent	•	This property's potential production	2.3 tonnes of CO2
Properties get a rating from on how much carbon dioxid produce each year. CO2 ha Carbon emissions	e (CO2) they	You could improve this properties of the second sec	uggested changes.
An average household produces	6 tonnes of CO2	These ratings are based or average occupancy and en living at the property may u of energy.	ergy use. People

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (solid floor)	£4,000 - £6,000	£289
2. Increase hot water cylinder insulation	£15 - £30	£239
3. Hot water cylinder thermostat	£200 - £400	£154
4. High heat retention storage heaters	£1,600 - £2,400	£2,245
5. Solar water heating	£4,000 - £6,000	£78
6. Solar photovoltaic panels	£3,500 - £5,500	£778

Step	Typical installation cost	Typical yearly saving
7. Wind turbine	£15,000 - £25,000	£1,540

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.

More ways to save energy

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

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	Michael Simpson
Telephone	(0)7770 580 902
Email	mike@epcmarketing.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	QUID201186
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Assessor's declaration Date of assessment Date of certificate Type of assessment No related party 1 September 2023 11 September 2023 RdSAP