

# Energy performance certificate (EPC)

Flat 5 Bakers Lane Church Street WOODBIDGE IP12 1DH	Energy rating <b>F</b>	Valid until: <b>23 February 2030</b> Certificate number: <b>0419-2874-7423-2620-7345</b>
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## Property type

Top-floor flat

## Total floor area

51 square metres

## Rules on letting this property



## You may not be able to let this property

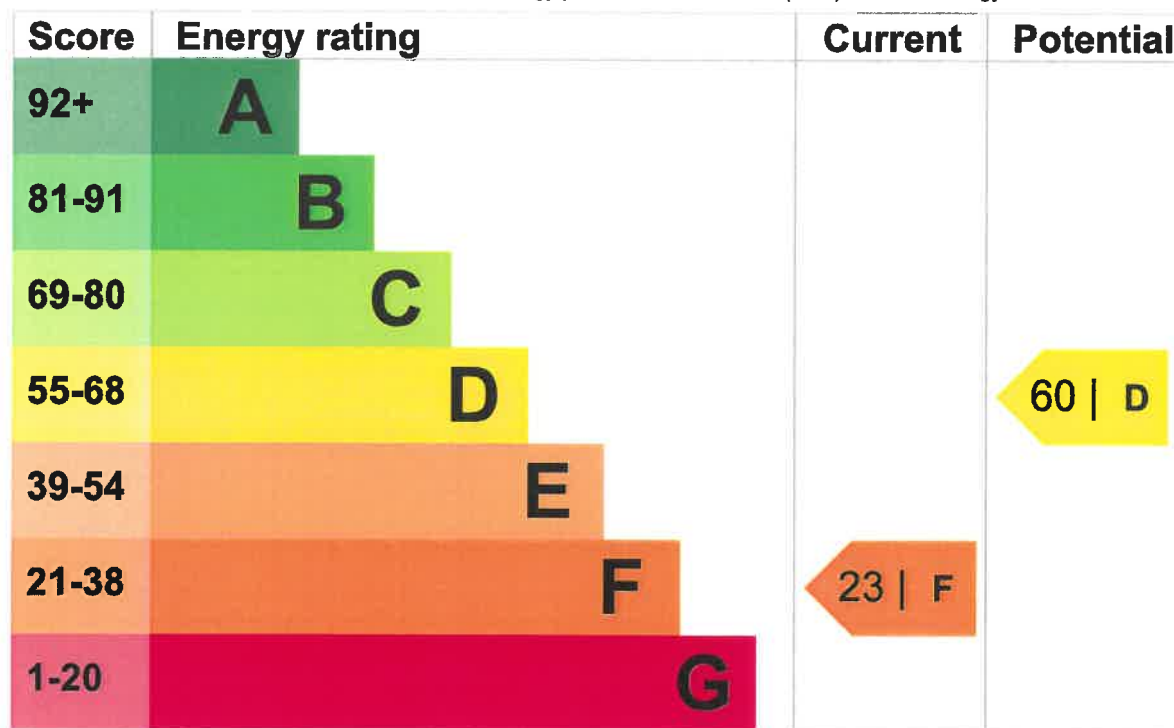
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energ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

Properties can be rented 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 efficiency rating for this property

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

[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	Timber frame, as built, no insulation (assumed)	Very poor
Roof	Flat, no insulation (assumed)	Very poor
Window	Single glazed	Very poor
Main heating	Electric storage heaters	Average

Feature	Description	Rating
Main heating control	Automatic charge control	Average
Hot water	Electric immersion, off-peak	Average
Lighting	Low energy lighting in 29% of fixed outlets	Average
Floor	(another dwelling below)	N/A
Secondary heating	Room heaters, electric	N/A

## Primary energy use

The primary energy use for this property per year is 1071 kilowatt hours per square metre (kWh/m<sup>2</sup>).

► [What is primary energy use?](#)

### Environmental impact of this property

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

Properties are rated in a scale from A to G based on how much carbon dioxide (CO<sub>2</sub>) they produce.

Properties with an A rating produce less CO<sub>2</sub> than G rated properties.

### An average household produces

6 tonnes of CO<sub>2</sub>

### This property produces

9.2 tonnes of CO<sub>2</sub>

### This property's potential production

4.6 tonnes of CO<sub>2</sub>

By making the [recommended changes](#), you could reduce this property's CO<sub>2</sub> emissions by 4.6 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.

## How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from F (23) to D (60).

► [What is an energy rating?](#)

Potential energy  
rating

D

### Recommendation 1: Flat roof or sloping ceiling insulation

Flat roof or sloping ceiling insulation

**Typical installation cost**

£850 - £1,500

**Typical yearly saving**

£603

**Potential rating after carrying out recommendation 1**

43 | E

### Recommendation 2: Hot water cylinder insulation

Increase hot water cylinder insulation

**Typical installation cost**

£15 - £30

**Typical yearly saving**

£22

**Potential rating after carrying out recommendations 1 and 2**

44 | E

### Recommendation 3: Low energy lighting

Low energy lighting

**Typical installation cost**

£25

**Typical yearly saving**

£25

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**Potential rating after carrying out recommendations 1 to 3**

45 | E

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**Recommendation 4: High heat retention storage heaters**

High heat retention storage heaters

**Typical installation cost**

£1,200 - £1,800

**Typical yearly saving**

£258

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**Potential rating after carrying out recommendations 1 to 4**

57 | D

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**Recommendation 5: Double glazed windows**

Replace single glazed windows with low-E double glazed windows

**Typical installation cost**

£3,300 - £6,500

**Typical yearly saving**

£71

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**Potential rating after carrying out recommendations 1 to 5**

60 | D

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**Paying for energy improvements**[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**

£1885

**Potential saving**

£979

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 estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice \(https://www.simpleenergyadvice.org.uk/\)](https://www.simpleenergyadvice.org.uk/).

## Heating use in this property

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

### Estimated energy used to heat this property

#### Space heating

15248 kWh per year

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#### Water heating

2059 kWh per year

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### Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

You might be able to receive [Renewable Heat Incentive payments \(https://www.gov.uk/domestic-renewable-heat-incentive\)](https://www.gov.uk/domestic-renewable-heat-incentive). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

### 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

Robin Naylor

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### Telephone

07956234204

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### Email

[robinnaylor@btinternet.com](mailto:robinnaylor@btinternet.com)

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## Accreditation scheme contact details

**Accreditation scheme**

Elmhurst Energy Systems Ltd

**Assessor ID**

EES/018578

**Telephone**

01455 883 250

**Email**[enquiries@elmhurstenergy.co.uk](mailto:enquiries@elmhurstenergy.co.uk)**Assessment details****Assessor's declaration**

No related party

**Date of assessment**

24 February 2020

**Date of certificate**

24 February 2020

**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 [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748.

**Certificate number**[9419-2877-7423-9697-3361 \(/energy-certificate/9419-2877-7423-9697-3361\)](#)**Valid until**

12 December 2023