Energy performance certificate (EPC)			
61 Bull Road IPSWICH IP3 8GN	Energy rating	Valid until:	29 August 2032
	C	Certificate number:	0330-2010-9180-2872-6931
Property type	erty type Ground-floor flat		
Total floor area	5	6 square metres	

Rules on letting this property

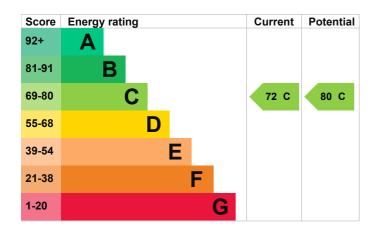
Properties can be let if they have an energy rating from A to E.

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	Cavity wall, as built, insulated (assumed)	Good
Window	Fully double glazed	Good
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	Electric immersion, off-peak	Poor
Lighting	Low energy lighting in 80% of fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	Suspended, insulated (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 237 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£640 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 £136 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2022** 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:

- 2,296 kWh per year for heating
- 1,674 kWh per year for hot water

Impact on the environment

lent	This property produces	2.2 tonnes of CO2	
pact rating is C. It	This property's potential production	2.3 tonnes of CO2	
		, , , , , , , , , , , , , , , , , , ,	
Carbon emissions		These ratings are based on assumptions about average occupancy and energy use. People living at	
6 tonnes of CO2	the property may use different amounts of ene	nt amounts of energy.	
	pact rating is C. It est) to G (worst) on they produce each	pact rating is C. ItThis property's potential productionest) to G (worst) on they produce eachYou could improve this proper making the suggested chang protect the environment.These ratings are based on a average occupancy and ener the property may use different	

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. High heat retention storage heaters	£1,200 - £1,800	£136

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	Robin Naylor
Telephone	07956234204
Email	robinnaylor@btinternet.com

Contacting the accreditation scheme

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

Assessor's IDEES/018578Telephone01455 883 250Emailenquiries@elmburstenergy.co.uk	Accreditation scheme	Elmhurst Energy Systems Ltd
	Assessor's ID	EES/018578
Email enquiries@elmburstenergy.co.uk	Telephone	01455 883 250
	Email	enquiries@elmhurstenergy.co.uk

About this assessment

Date of assessment	30 August 2022
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Type of assessment	RdSAP