

# Energy performance certificate (EPC)

28, Bruff Road  
IPSWICH  
IP2 8GX

Energy  
rating

**C**

Valid until: **3 June 2023**

Certificate  
number  
**0148-  
4034-  
6206-  
5587-  
3964**

Property type  
Mid-terrace house

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Total floor area  
114 square metres

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## Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](#)

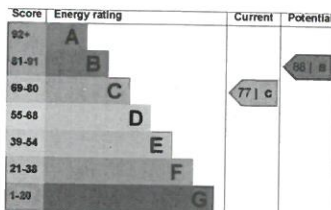
(<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

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## Energy efficiency rating for this property

This property's current energy rating is C. 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	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 200 mm loft insulation	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 50% of fixed outlets	Good
Floor	Suspended, insulated (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

## Primary energy use

The primary energy use for this property per year is 115 kilowatt hours per square metre (kWh/m<sup>2</sup>).

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## Environmental impact of this property

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

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

This property's potential production is 1.3 tonnes of CO<sub>2</sub>

By making the recommended changes, you could reduce this property's CO<sub>2</sub> emissions by 1.3 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.

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## 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 C (77) to B (88).

Recommendation	Typical installation cost	Typical yearly saving
1. Low energy lighting	£30	£25.42
2. Solar water heating	£4,000 - £6,000	£39.34
3. Solar photovoltaic panels	£9,000 - £14,000	£237.77

## Paying for energy improvements

Find energy grants and ways to save energy in your home.

(<https://www.gov.uk/improve-energy-efficiency>)

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## Estimated energy use and potential savings

Estimated £614  
yearly  
energy  
cost for  
this  
property

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Potential £65  
saving

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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 recommendation 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/>)

## 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 kWh per year 5403

Water heating kWh per year 2581

### **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/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	Rodney Hay
Telephone	07950682712
Email	<a href="mailto:rod.hay@eaec.co.uk">rod.hay@eaec.co.uk</a>

### Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO002545
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma">certification@stroma</a>

## Assessment details

Assessor's declaration No related party

Date of assessment 4 June 2013

Date of certificate 4 June 2013

Type of assessment RdSAP

RdSAP (Reduced data Standard Assessment Procedure) is a method used to assess and compare the energy and environmental performance of properties in the UK. It uses a site visit and survey of the property to calculate energy performance.

This type of assessment can be carried out on properties built before 1 April 2008 in England and Wales, and 30 September 2008 in

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Northern

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