Energy performance certificate (EPC)			
Flat 5	Energy rating	Valid until:	8 April 2034
Apollo House 235 Sheldrake Drive IPSWICH IP2 9LH	Certificate number:	5110-3184-9002-0404- 9902	
Property type	C	Ground-floor flat	
Total floor area	5	59 square metres	

# Rules on letting this property

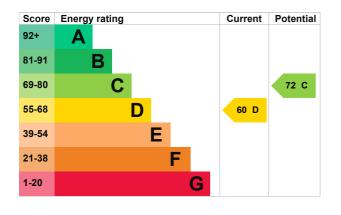
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance for landlords on the regulations and exemptions</u> (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-<u>guidance</u>).

# **Energy rating and score**

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

<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, as built, partial insulation (assumed)	Average
Window	Fully double glazed	Average
Main heating	Warm air, Electricaire	Poor
Main heating control	Programmer and room thermostat	Average
Hot water	Electric immersion, off-peak	Poor
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

### Primary energy use

The primary energy use for this property per year is 441 kilowatt hours per square metre (kWh/m2).

### **Additional information**

Additional information about this property:

• Cavity fill is recommended

# How this affects your energy bills

An average household would need to spend **£1,810 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 £560 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** 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:

- 6,297 kWh per year for heating
- 1,818 kWh per year for hot water

Impact on the envir	onment	This property produces	4.4 tonnes of CO2
This property's environmen E. It has the potential to be		This property's potential production	3.0 tonnes of CO2
Properties get a rating from (worst) on how much carbo they produce each year.		You could improve this pre emissions by making the This will help to protect th	suggested changes.
Carbon emissions		These ratings are based on assumptions about average occupancy and energy use.	
An average household produces	6 tonnes of CO2	People living at the property may use difference amounts of energy.	rty may use different

## Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£312
2. Floor insulation (solid floor)	£4,000 - £6,000	£248

### 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	Thomas Mortimer
Telephone	07557948637
Email	thomascmortimer@icloud.com

#### 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	QUID210330
Telephone	01225 667 570
Email	info@quidos.co.uk

## About this assessment

Assessor's declaration	No related party
Date of assessment	9 April 2024
Date of certificate	9 April 2024
Type of assessment	RdSAP