Energy performance certificate (EPC)			
Bristol House Bristol Hill Shotley Gate Ipswich IP9 1PU	Energy rating	Valid until:	20 March 2035
		Certificate number:	3939-6565-4602-7127-4902
Property type	C	etached house	
Total floor area	139 square metres		

Rules on letting this property

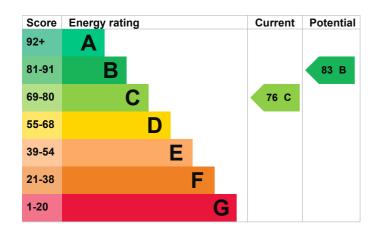
Properties can be let if they have an energy rating from A to E.

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 B.

<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, insulated (assumed)	Good
Roof	Pitched, 270 mm loft insulation	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system	Average
Lighting	Low energy lighting in 15% of fixed outlets	Poor
Floor	Solid, insulated (assumed)	N/A
Secondary heating	None	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

· Solar photovoltaics

Primary energy use

The primary energy use for this property per year is 93 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

PVs or wind turbine present on the property (England, Wales or Scotland)
The assessment does not include any feed-in tariffs that may be applicable to this property.

How this affects your energy bills

An average household would need to spend £1,332 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 £312 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** 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:

- 10,654 kWh per year for heating
- 3,123 kWh per year for hot water

Impact on the environment

This property's environmental has the potential to be C.	impact rating is D. It	This property's potential production	2.9 tonnes of CO2	
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.		
Carbon emissions		These ratings are based on assumptions a average occupancy and energy use. Peopl		
An average household produces	6 tonnes of CO2	the property may use different amounts of energ	it amounts of energy.	

This property produces

4.1 tonnes of CO2

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Low energy lighting	£85	£87
2. Heating controls (room thermostat and TRVs)	£350 - £450	£169
3. Solar water heating	£4,000 - £6,000	£57

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	David Mortimer
Telephone	07771 591532
Email	davidepc@hotmail.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	QUID201546	
Telephone	01225 667 570	
Email	info@quidos.co.uk	

About this assessment

Assessor's declaration	No related party	
Date of assessment	21 March 2025	
Date of certificate	21 March 2025	
Type of assessment	RdSAP	