Energy performance certificate (EPC)			
21, Lagonda Drive IPSWICH IP1 5QE	Energy rating	Valid until:	24 January 2028
	D	Certificate number:	8898-7029-5960-1665-0922
Property type	S	Semi-detached house	9
Total floor area	5	3 square metres	

Rules on letting this property

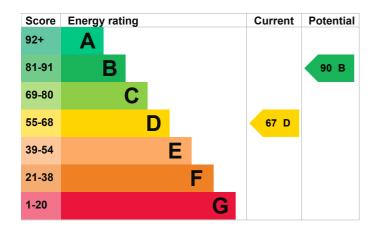
Properties can be let if they have an energy rating from A to E.

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 D. 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, 200 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Average
Lighting	Low energy lighting in 11% of fixed outlets	Poor
Floor	Suspended, limited insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 256 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£575 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 £174 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2018** 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:

- 3,788 kWh per year for heating
- 2,540 kWh per year for hot water

Impact on the environment

g is D. It	This property's potential production	0.5 tonnes of CO2
worst) on luce each	You could improve this prope making the suggested chang protect the environment.	
	These ratings are based on a average occupancy and ener	gy use. People living at
es of CO2	the property may use differer	nt amounts of energy.
1	worst) on luce each	yorst) on luce each You could improve this prope making the suggested chang protect the environment. These ratings are based on a average occupancy and ener the property may use differer

This property produces

2.4 tonnes of CO2

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Add additional 80 mm jacket to hot water cylinder	£15 - £30	£10
2. Low energy lighting	£40	£32
3. Condensing boiler	£2,200 - £3,000	£95
4. Solar water heating	£4,000 - £6,000	£37
5. Solar photovoltaic panels	£5,000 - £8,000	£306

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:

- Insulation: Great British Insulation Scheme (www.gov.uk/apply-great-british-insulation-scheme)
- · Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)
- Help from your energy supplier: <u>Energy Company Obligation (www.gov.uk/energy-company-obligation)</u>

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	25 January 2018
Date of certificate	25 January 2018
Type of assessment	RdSAP