

Energy performance certificate (EPC)

The Flat
62, High
Street
Wickham
Market
WOODBIDGE
IP13 0QU

Energy
rating

D

Valid 20
until: **February**
2030

Certificate
number **8701-
4096-
5022-
1726-
7203**

Property Top-floor flat
type

Total floor 68 square metres
area

Rules on letting this property

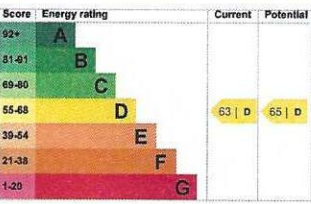
Properties can be rented if they have an energy rating from A to E.

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

Energy efficiency rating for this property

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

[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	Timber frame, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 75 mm loft insulation	Average
Roof	Pitched, insulated (assumed)	Average
Window	Some double glazing	Poor
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 38% of fixed outlets	Average
Floor	(other premises below)	N/A

Feature	Description	Rating
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 284 kilowatt hours per square metre (kWh/m²).

Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO₂). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO₂ emissions.

An average household produces	6 tonnes of CO ₂
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This property produces	3.4 tonnes of CO ₂
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This property's tonne potential production C

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 0.2 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.

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 D (63) to D (65).

Recommendation	Typical installation cost	Typical yearly saving
1. Low energy lighting	£25	£36
2. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£33

Paying for energy improvements

[Find energy grants and ways to save
energy in your home.](https://www.gov.uk/improve-energy-efficiency)

[\(https://www.gov.uk/improve-energy-
efficiency\)](https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings

Estimated £781
yearly energy
cost for
this
property

Potential £69
saving

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 recommendations 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	10069 kWh per year
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Water heating	2705 kWh per year
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Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Loft insulation	905 kWh per year

You might be able to receive

Renewable Heat Incentive payments

(<https://www.gov.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	Michael Simpson
Telephone	07770 580902
Email	mike@mikesimpssc

Accreditation scheme contact details

Accreditation scheme	Quidos Limited
Assessor ID	QUID201186

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

Assessment details

Assessor's declaration	No related party	
Date of assessment	21 February 2020	
Date of certificate	21 February 2020	
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