

Energy performance certificate (EPC)

77 Siloam Place IPSWICH IP3 0FG	Energy rating C	Valid until: 17 June 2036
		Certificate number: 0300-1687-0622-6699-3663

Property type Mid-floor flat

Total floor area 51 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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.

[See how to improve this property's energy efficiency.](#)

Breakdown of property's energy performance

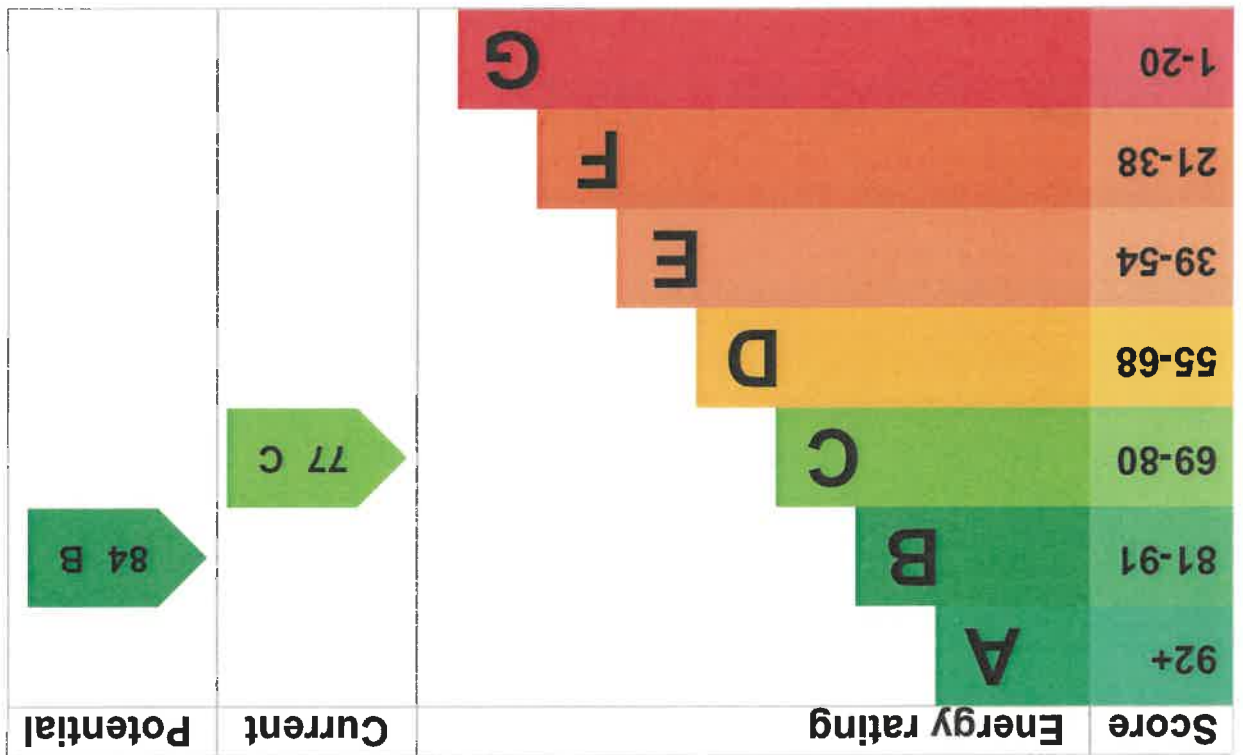
Features in this property

- the average energy rating is D
- the average energy score is 60

For properties in England and Wales:

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.

The graph shows this property's current and potential energy rating.



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 are 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
Window	Fully double glazed	Average
Main heating	Room heaters, electric	Poor
Main heating control	Programmer and appliance thermostats	Good

Feature	Description	Rating
Hot water	Electric immersion, off-peak	Average
Lighting	Good lighting efficiency	Good
Roof	(another dwelling above)	N/A
Floor	(another dwelling below)	N/A
Air tightness	(not tested)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 106 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

Smart meters

This property had **no smart meters** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out how to get a smart meter \(https://www.smartenergygb.org/\)](https://www.smartenergygb.org/)

How this affects your energy bills

An average household would need to spend **£851 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 £248 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2026** 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:

- 1,426 kWh per year for heating
- 1,976 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is A. It has the potential to be A.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year.

Carbon emissions

An average household produces	6 tonnes of CO ₂
This property produces	0.5 tonnes of CO ₂
This property's potential production	0.4 tonnes of CO ₂

You could improve this property's CO₂ emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Steps you could take to save energy

► [Do I need to follow these steps in order?](#)

Step 1: High heat retention storage heaters and dual rate meter

Typical installation cost £1,200 - £2,400

Typical yearly saving £202

Potential rating after completing step 1

83 B

Step 2: Heat recovery system for mixer showers

Typical installation cost £600 - £1,500

Typical yearly saving £46

Potential rating after completing steps 1 and 2

84 B

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates](#)

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](#)

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 Christopher Mckenna

Telephone 07877543613

Email northesseenergy@gmail.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme Elmhurst Energy Systems Ltd

Assessor's ID EES/020462

Telephone 01455 883 250

Email enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration No related party

Date of assessment 18 June 2026

Date of certificate 18 June 2026

Type of assessment  RDSAP

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at nhcig.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number [8536-6624-4620-6666-5906 \(/energy-certificate/8536-6624-4620-6666-5906\)](#)

Expired on 5 April 2026

Certificate number

[0346-2863-6642-0698-7545 \(/energy-certificate/0346-2863-6642-0698-7545\)](#)

Expired on

16 April 2018



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