Energy performance certificate (EPC)

73, Gilman Road NORWICH NR3 4JB	Energy rating **D**	Valid until:	**19 April 2028**
		Certificate number:	**2708-9032-7274-5978-5914**

Property type

Top-floor flat

Total floor area

38 square metres

Rules on letting this property

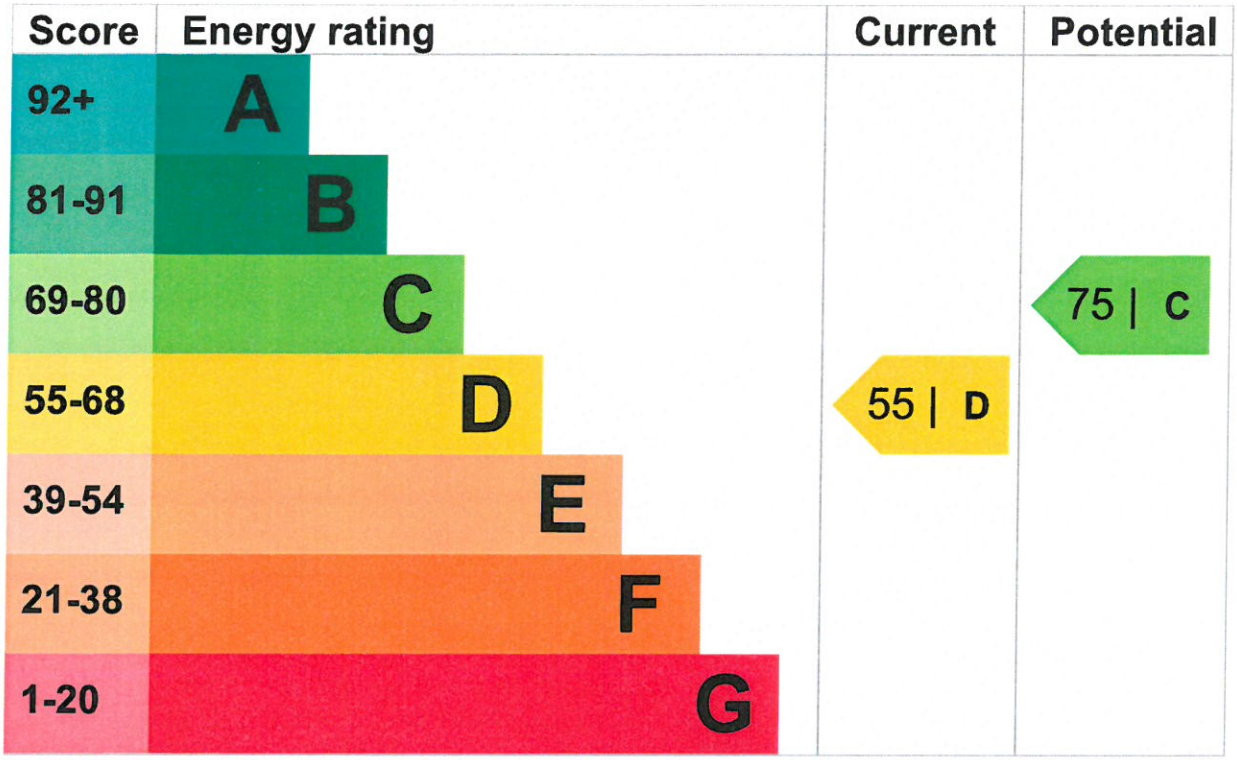
Properties can be rented if they have an energy rating from A to E.

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).

Energy efficiency rating for this property

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

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	Cavity wall, as built, partial insulation (assumed)	Average
Roof	Pitched, limited insulation (assumed)	Poor
Window	Single glazed	Very poor

Feature	Description	Rating
Main heating	Electric storage heaters	Average
Main heating control	Manual charge control	Poor
Hot water	Electric immersion, off-peak	Average
Lighting	No low energy lighting	Very poor
Floor	(another dwelling below)	N/A
Secondary heating	Portable electric heaters (assumed)	N/A

Primary energy use

The primary energy use for this property per year is 672 kilowatt hours per square metre (kWh/m2).

▶ What is primary energy use?

Environmental impact of this property

This property's current environmental impact rating is F. It has the potential to be D.

Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.

Properties with an A rating produce less CO2 than G rated properties.

An average household produces

6 tonnes of CO2

This property produces

4.4 tonnes of CO2

This property's potential production

2.6 tonnes of CO2

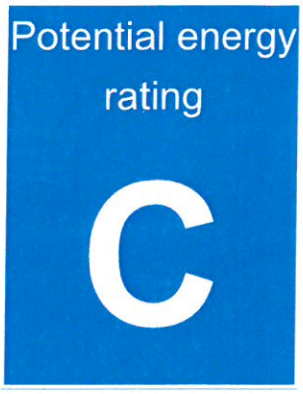
By making the recommended changes, you could reduce this property's CO2 emissions by 1.8 tonnes per year. This will help to protect the environment.

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 (55) to C (75).



▶ What is an energy rating?

Recommendation 1: Cavity wall insulation

Cavity wall insulation

Typical installation cost

£500 - £1,500

Typical yearly saving

£148

Potential rating after carrying out recommendation 1

63 | D

Recommendation 2: Draught proofing

Draught proofing

Typical installation cost

£80 - £120

Typical yearly saving

£13

Potential rating after carrying out recommendations 1 and 2

64 | D

Recommendation 3: Low energy lighting

Low energy lighting

Typical installation cost

£25

Typical yearly saving

£25

Potential rating after carrying out recommendations 1 to 3

66 | D

Recommendation 4: High heat retention storage heaters

High heat retention storage heaters

Typical installation cost

£800 - £1,200

Typical yearly saving

£100

Potential rating after carrying out recommendations 1 to 4

71 | C

Recommendation 5: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost

£3,300 - £6,500

Typical yearly saving

£56

Potential rating after carrying out recommendations 1 to 5

75 | C

Paying for energy improvements

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

Estimated energy use and potential savings

Estimated yearly energy cost for this property

£769

Potential saving

£342

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

6439 kWh per year

Water heating

1586 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Loft insulation	1229 kWh per year
Cavity wall insulation	1709 kWh per year

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
Mark Arnold

Telephone
08450945192

Email
epcquery@vibrantenergymatters.co.uk

Accreditation scheme contact details

Accreditation scheme
ECMK

Assessor ID
ECMK300076

Telephone
0333 123 1418

Email
info@ecmk.co.uk

Assessment details

Assessor's declaration
No related party

Date of assessment
20 April 2018

Date of certificate
20 April 2018

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 dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.