

Energy performance certificate (EPC)

| | | | |
|--------------------------------------|---------------|---------------------|--------------------------|
| 3 Victoria Road EXETER EX4 6JB | Energy rating | Valid until: | 19 May 2032 |
| | D | Certificate number: | 2912-9325-3040-0883-2292 |

Property type Mid-terrace house

Total floor area 66 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 D. It has the potential to be B.

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 88 B |
| 69-80 | C | | |
| 55-68 | D | 64 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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 | Solid brick, as built, no insulation (assumed) | Poor |
| Wall | Cavity wall, as built, insulated (assumed) | Good |
| Roof | Pitched, 75 mm loft insulation | Average |
| Roof | Flat, insulated (assumed) | Good |
| Window | Fully double glazed | Average |
| Main heating | Boiler and radiators, mains gas | Good |
| Main heating control | Programmer, TRVs and bypass | Average |
| Hot water | From main system | Good |
| Lighting | Low energy lighting in 77% of fixed outlets | Very good |
| Floor | Suspended, no insulation (assumed) | N/A |
| Floor | Solid, insulated (assumed) | N/A |
| Secondary heating | None | N/A |

Primary energy use

The primary energy use for this property per year is 255 kilowatt hours per square metre (kWh/m²).

▶ [About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£664 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 £213 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2022** 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:

- 7,186 kWh per year for heating
- 1,947 kWh per year for hot water

Impact on the environment

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

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 CO₂

This property produces

3.0 tonnes of CO₂

This property's potential production

0.7 tonnes of CO2

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.

Changes you could make

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

Step 1: Increase loft insulation to 270 mm

| | |
|--|-------------|
| Typical installation cost | £100 - £350 |
| Typical yearly saving | £19 |
| Potential rating after completing step 1 | 65 D |

Step 2: Party wall insulation

| | |
|---|-------------|
| Typical installation cost | £300 - £600 |
| Typical yearly saving | £43 |
| Potential rating after completing steps 1 and 2 | 67 D |

Step 3: Internal or external wall insulation

| | |
|--|------------------|
| Typical installation cost | £4,000 - £14,000 |
| Typical yearly saving | £46 |
| Potential rating after completing steps 1 to 3 | 70 C |

Step 4: Floor insulation (suspended floor)

| | |
|--|---------------|
| Typical installation cost | £800 - £1,200 |
| Typical yearly saving | £21 |
| Potential rating after completing steps 1 to 4 | 71 C |

Step 5: Heating controls (room thermostat)

| | |
|--|-------------|
| Typical installation cost | £350 - £450 |
| Typical yearly saving | £22 |
| Potential rating after completing steps 1 to 5 | 72 C |

Step 6: Replace boiler with new condensing boiler

| | |
|---------------------------|-----------------|
| Typical installation cost | £2,200 - £3,000 |
| Typical yearly saving | £38 |

Potential rating after completing steps 1 to 6**74 C****Step 7: Solar water heating****Typical installation cost** £4,000 - £6,000**Typical yearly saving** £25**Potential rating after completing steps 1 to 7****76 C****Step 8: Solar photovoltaic panels, 2.5 kWp****Typical installation cost** £3,500 - £5,500**Typical yearly saving** £388**Potential rating after completing steps 1 to 8****88 B****Help paying for energy improvements**

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

More ways to save energy

[Find ways to save energy in your home](#)

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 | Simon Uden |
| Telephone | 07515 442665 |
| Email | simon@upenergy.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 | Stroma Certification Ltd |
| Assessor's ID | STRO000286 |
| Telephone | 0330 124 9660 |
| Email | certification@stroma.com |

About this assessment

| | |
|-------------------------------|-------------------------|
| Assessor's declaration | No related party |
| Date of assessment | 17 May 2022 |
| Date of certificate | 20 May 2022 |
| 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 (Monday to Friday, 9am to 5pm).

| | |
|---------------------------|--|
| Certificate number | 7808-6088-6219-9752-1964 (/energy-certificate/7808-6088-6219-9752-1964) |
| Expired on | 29 January 2022 |

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[Give feedback \(https://forms.office.com/e/hUnC3Xq1T4\)](https://forms.office.com/e/hUnC3Xq1T4) [Service performance \(/service-performance\)](#)

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