Energy performance certificate (EPC)

Flat 11 Lusways Salcombe Hill Road SIDMOUTH EX10 8JS Energy rating

Valid until: 27 April 2025

Certificate number: 0119-2818-7746-9625-7855

Property type Ground-floor flat

Total floor area 80 square metres

Rules on letting this property

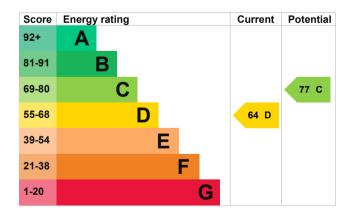
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance</u> for <u>landlords</u> on the <u>regulations</u> and <u>exemptions</u> (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-quidance).

Energy rating and score

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

<u>See how to improve this property's energy 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, no insulation (assumed) | Poor |
| Window | Fully double glazed | Good |
| 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 56% of fixed outlets | Good |
| Roof | (another dwelling above) | N/A |
| Floor | Solid, no insulation (assumed) | N/A |
| Secondary heating | None | N/A |

Primary energy use

The primary energy use for this property per year is 244 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

· Cavity fill is recommended

How this affects your energy bills

An average household would need to spend £805 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 £312 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2015** 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:

- 8,289 kWh per year for heating
- 2,105 kWh per year for hot water

Saving energy by installing insulation

Energy you could save:

• 2,718 kWh per year from cavity wall insulation

More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

| Environmental impact of this property | | This property produces | 3.4 tonnes of CO2 |
|--|-----------------|---|-------------------|
| This property's current environmental impact rating is D. It has the potential to be C. | | This property's potential production | 1.9 tonnes of CO2 |
| Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment. | | You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment. | |
| Carbon emissions | | These ratings are based or | |
| An average household produces | 6 tonnes of CO2 | average occupancy and energy use. People living at the property may use different amounts of energy. | |
| · | | or onorgy. | |

Changes you could make

| Step | Typical installation cost | Typical yearly saving |
|---------------------------|---------------------------|-----------------------|
| 1. Cavity wall insulation | £500 - £1,500 | £153 |

| Step | Typical installation cost | Typical yearly saving |
|-----------------------------------|---------------------------|-----------------------|
| 2. Floor insulation (solid floor) | £4,000 - £6,000 | £73 |
| 3. Low energy lighting | £20 | £20 |
| 4. Condensing boiler | £2,200 - £3,000 | £66 |

Help paying for energy improvements

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

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 Peter Woollacott Telephone 07531913003

Email <u>peter.woollacott@hotmail.co.uk</u>

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/004175
Telephone 01455 883 250

Email <u>enquiries@elmhurstenergy.co.uk</u>

About this assessment

Assessor's declaration

Date of assessment

Date of certificate

Type of assessment

No related party
28 April 2015
28 April 2015
RdSAP