Energy performance certificate (EPC)			
56a, High Street	Energy rating	Valid until:	23 June 2029
TOTNES TQ9 5SQ	D	Certificate number:	8205-4206-9529-0497- 8613
Property type		Top-floor flat	
Total floor area		197 square metres	

# Rules on letting this property

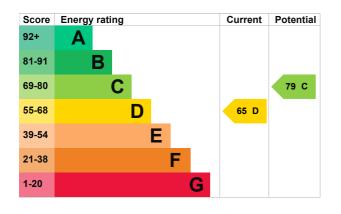
Properties can be let if they have an energy rating from A to E.

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

# **Energy rating and score**

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

See how to improve this property's energy efficiency.



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)	Very poor
Roof	Pitched, 100 mm loft insulation	Average
Window	Some secondary glazing	Very 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 67% of fixed outlets	Good
Floor	To external air, no insulation (assumed)	N/A
Floor	(other premises below)	N/A
Secondary heating	None	N/A

## Primary energy use

The primary energy use for this property per year is 202 kilowatt hours per square metre (kWh/m2).

## **Additional information**

Additional information about this property:

- Stone walls present, not insulated
- Dwelling may be exposed to wind-driven rain

# How this affects your energy bills

An average household would need to spend **£1,433 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 £594 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2019** 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:

- 20,739 kWh per year for heating
- 2,345 kWh per year for hot water

Impact on the envi	ronment	This property produces	7.0 tonnes of CO2
This property's environment D. It has the potential to be		This property's potential production	3.8 tonnes of CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.		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 on assumptions about average occupancy and energy use.	
An average household produces	6 tonnes of CO2	People living at the property may use diff amounts of energy.	

# Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£53
2. Internal or external wall insulation	£4,000 - £14,000	£229
3. Floor insulation (suspended floor)	£800 - £1,200	£65
4. Draught proofing	£80 - £120	£31
5. Low energy lighting	£10	£31

Step	Typical installation cost	Typical yearly saving
6. Condensing boiler	£2,200 - £3,000	£113
7. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£72

### 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.

### More ways to save energy

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

## 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	David Fletcher
Telephone	08450 580 520
Email	davidfletcher700@btinternet.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/001886
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

### About this assessment

Assessor's declaration	No related party
Date of assessment	10 June 2019
Date of certificate	24 June 2019
Type of assessment	RdSAP