

Energy performance certificate (EPC)

128a High Street
SIDMOUTH
EX10 8EE

Energy rating

D

Valid until: **12 October 2032**

Certificate number: **0330-2502-5110-2709-0005**

Property type

Top-floor flat

Total floor area

114 square metres

Rules on letting this property

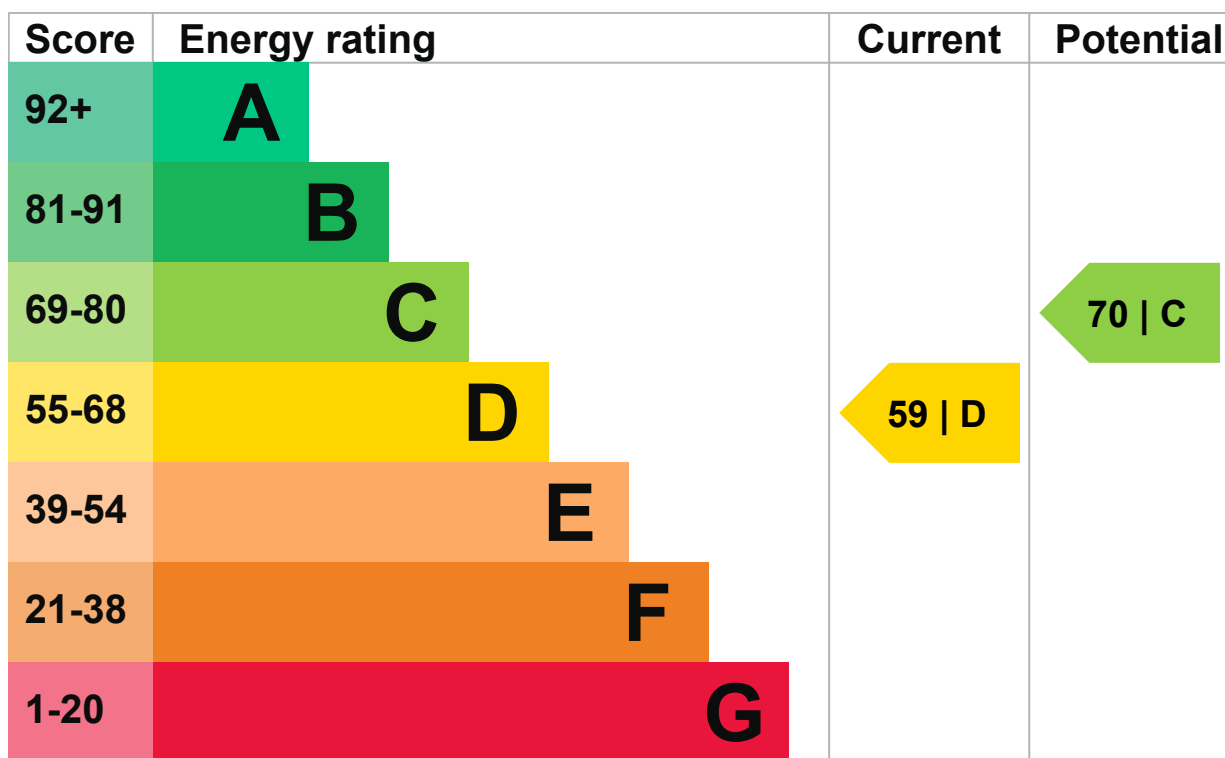
Properties can be let if they have an energy rating from A to E.

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 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 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

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	Solid brick, as built, no insulation (assumed)	Poor
Wall	Solid brick, as built, partial insulation (assumed)	Average
Wall	Cavity wall, as built, no insulation (assumed)	Poor

Feature	Description	Rating
Roof	Pitched, 350 mm loft insulation	Very good
Roof	Roof room(s), limited insulation	Poor
Window	Fully double glazed	Good
Main heating	Electric storage heaters	Average
Main heating control	Controls for high heat retention storage heaters	Good
Hot water	Electric immersion, off-peak	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	(other premises below)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 377 kilowatt hours per square metre (kWh/m²).

► [What is primary energy use?](#)

Additional information

Additional information about this property:

- Cavity fill is recommended
- Dwelling has access issues for cavity wall insulation
- Dwelling may be exposed to wind-driven rain

Environmental impact of this property

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

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

An average household produces

6 tonnes of CO₂

This property produces

7.2 tonnes of CO₂

This property's potential production

5.2 tonnes of CO₂

You could improve this property's CO₂ emissions by making the suggested changes. 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.

Improve this property's energy rating

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

Step 1: Room-in-roof insulation

Typical installation cost

£1,500 - £2,700

Typical yearly saving

£333

Potential rating after completing step 1

67 | D

Step 2: Cavity wall insulation

Typical installation cost

£500 - £1,500

Typical yearly saving

£80

Potential rating after completing steps 1 and 2

69 | C

Step 3: Internal or external wall insulation

Typical installation cost

£4,000 - £14,000

Typical yearly saving

£43

Potential rating after completing steps 1 to 3

70 | C

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.

Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property

£1640

Potential saving if you complete every step in order

£457

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.

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Type of heating	Estimated energy used
Space heating	11311 kWh per year
Water heating	2165 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Cavity wall insulation	628 kWh per year
Solid wall insulation	339 kWh per year

Saving energy in this property

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

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

Simon Heusen

Telephone

01395 578849

Email

simon@aided-design.co.uk

Accreditation scheme contact details**Accreditation scheme**

Elmhurst Energy Systems Ltd

Assessor ID

EES/016788

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

Assessment details**Assessor's declaration**

No related party

Date of assessment

2 September 2021

Date of certificate

13 October 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

[9745-3910-5200-3809-7204 \(/energy-certificate/9745-3910-5200-3809-7204\)](/energy-certificate/9745-3910-5200-3809-7204)

Valid until

21 November 2031

Certificate number

[0592-2875-6446-9102-0961 \(/energy-certificate/0592-2875-6446-9102-0961\)](/energy-certificate/0592-2875-6446-9102-0961)

Expired on

5 April 2022
