Energy performance certificate (EPC)				
5 George House St Annes Well Mews Lower North Street EXETER EX4 3ET	Energy rating	Valid until: 25 June 2032 Certificate number: 0350-2233-9150-2392-5685		
Property type		Mid-floor flat		
Total floor area		53 square metres		

Rules on letting this property

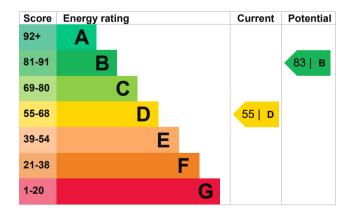
Properties can be rented if they have an energy rating from A to E.

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 B.

<u>See how to improve this property's energy</u> 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	Solid brick, as built, no insulation (assumed)	Poor
Window	Single glazed	Very poor
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	Electric immersion, off-peak	Poor
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 368 kilowatt hours per square metre (kWh/m2).

Environmental impa property	act of this	This property produces	3.3 tonnes of CO2
This property's current environmental impact rating is E. It has the potential to be C.		This property's potential production	1.8 tonnes of CO2
Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.		By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 1.5 tonnes per year. This will help to protect the environment.	
Properties with an A rating	produce less CO2		
than G rated properties. An average household	6 tonnes of CO2	Environmental impact rating assumptions about average energy use. They may not	e occupancy and reflect how energy is
produces		consumed by the people living at the property.	

Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from D (55) to B (83).

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£301
2. Draught proofing	£80 - £120	£17
3. High heat retention storage heaters	£1,600 - £2,400	£156
4. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£102

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	£947
Potential saving	£576

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 potential saving shows how much money you could save if you <u>complete each</u> recommended step in order.

For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> (<u>https://www.simpleenergyadvice.org.uk/</u>).

Heating use in this property

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

Estimated energy used to heat this
propertyType of heatingEstimated energy usedSpace heating4255 kWh per yearWater heating1845 kWh per yearPotential energy savings by installing
insulationSolid wall insulationType of insulationAmount of energy savedSolid wall insulation1872 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	
Telephone	
Email	

Phillip Lloyd 01554 751311 phil@libraenergy.co.uk

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

Elmhurst Energy Systems Ltd EES/004887 01455 883 250 enquiries@elmhurstenergy.co.uk

No related party 17 May 2022 26 June 2022 RdSAP