Energy performance certificate (EPC)

Flat 1 82 Pennsylvania Road EXETER EX4 6DG Energy rating

Valid until: 13 June 2032

Certificate number: 0350-2033-7150-2392-7661

Property type Ground-floor flat

Total floor area 106 square metres

Rules on letting this property

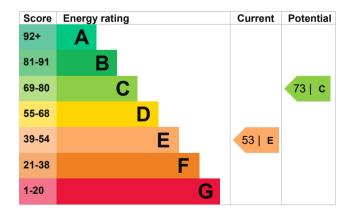
Properties can be rented if they have an energy rating from A to E.

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 E. It has the potential to be C.

<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	Fully double glazed	Good	
Main heating	Community scheme	Good	
Main heating control	Flat rate charging, TRVs	Average	
Hot water	Community scheme	Good	
Lighting	Low energy lighting in all fixed outlets	Very good	
Roof	(another dwelling above)	N/A	
Floor	To unheated space, no insulation (assumed)	N/A	
Secondary heating	None	N/A	

Primary energy use

The primary energy use for this property per year is 334 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property		This property produces	6.3 tonnes of CO2
This property's current environmental impact rating is E. It has the potential to be C.		This property's potential production	3.1 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>recommend</u> could reduce this property's 3.2 tonnes per year. This wenvironment.	s CO2 emissions by
Properties with an A rating	oroduce less CO2		
than G rated properties.		Environmental impact rating assumptions about average	•
An average household produces	6 tonnes of CO2	energy use. They may not consumed by the people liv	

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 E (53) to C

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£284
2. Floor insulation (suspended floor)	£800 - £1,200	£217

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	£1152
Potential saving	£502

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 complete each recommended step in order.

For advice on how to reduce your energy bills visit Simple Energy Advice

(https://www.simpleenergyadvice.org.uk/).

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	16624 kWh per year	
Water heating	2314 kWh per year	

Potential energy savings by installing insulation

Type of insulation Amount of energy saved Solid wall insulation

5553 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 Phillip Lloyd Telephone 01554 751311

Email phil@libraenergy.co.uk

Accreditation scheme contact details

Accreditation scheme Elmhurst Energy Systems Ltd

Assessor ID EES/004887
Telephone 01455 883 250

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

Assessment details

Assessor's declaration

Date of assessment

Date of certificate

Type of assessment

No related party
17 May 2022
14 June 2022

RdSAP