# **Energy performance certificate (EPC)**

8 George House St Annes Well Mews Lower North Street EXETER EX4 3ET Energy rating

Valid until: 25 June 2032

Certificate number: 0350-2733-9150-2392-0685

Property type Top-floor flat

Total floor area 141 square metres

## Rules on letting this property



# You may not be able to let this property

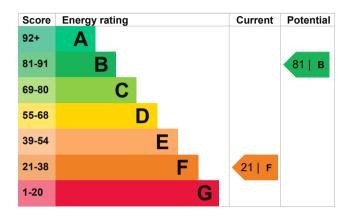
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read <u>guidance for landlords on the regulations and exemptions</u> (<a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</a>).

Properties can be rented if they have an energy rating from A to E. The <u>recommendations section</u> sets out changes you can make to improve the property's rating.

# **Energy efficiency rating for this property**

This property's current energy rating is F. It has the potential to be B.

See how to improve this property's energy 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
Roof	Roof room(s), no insulation (assumed)	Very 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
Floor	(another dwelling below)	N/A
Secondary heating	Portable electric heaters (assumed)	N/A

#### Primary energy use

The primary energy use for this property per year is 489 kilowatt hours per square metre (kWh/m2).

Environmental impa property	ect of this	This property produces	12.0 tonnes of CO2
This property's current environmental impact rating is F. It has the potential to be D.		This property's potential production	3.9 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 8.1 tonnes per year. This venvironment.	s CO2 emissions by
Properties with an A rating   than G rated properties.	oroduce less CO2	Environmental impact ratir	ngs are based on
An average household produces	6 tonnes of CO2	assumptions about averagenergy use. They may not consumed by the people li	e occupancy and reflect how energy is

## 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 F (21) to B (81).

Step	Typical installation cost	Typical yearly saving
1. Room-in-roof insulation	£1,500 - £2,700	£1,942
2. Internal or external wall insulation	£4,000 - £14,000	£173
3. Draught proofing	£80 - £120	£49
4. High heat retention storage heaters	£2,800 - £4,200	£358
5. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£177

#### 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	£3526
Potential saving	£2698

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> <u>recommended step in order</u>.

For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> (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	19649 kWh per year	
Water heating	2294 kWh per year	

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Solid wall insulation	683 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 <a href="mailto:phil@libraenergy.co.uk">phil@libraenergy.co.uk</a>

#### 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
26 June 2022

RdSAP