Energy performance certificate (EPC)

FIRST AND SECOND FLOOR FLAT 2-4 EAST STREET NEWTON ABBOT TQ12 1AF	Energy rating **F**	Valid until: **28 June 2031** Certificate number: **0350-2651-6060-2529-2731**

Property type	Top-floor maisonette
Total floor area	103 square metres

Rules on letting this property

You may not be able to let this property

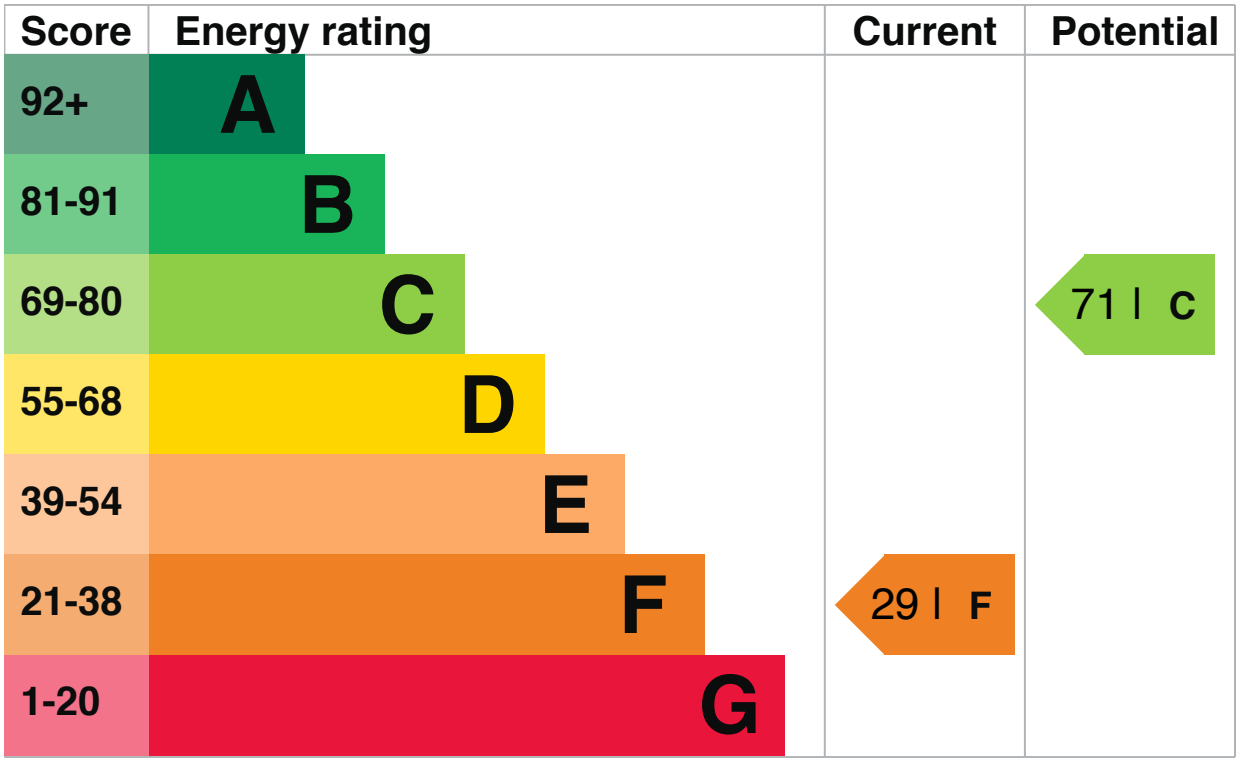
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be rented if they have an energy rating from A to E. The recommendations section 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 C.

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

Feature	Description	Rating
Wall	Granite or whinstone, as built, no insulation (assumed)	Very poor
Roof	Pitched, 200 mm loft insulation	Good
Window	Partial secondary glazing	Poor
Main heating	Electric storage heaters	Average
Main heating control	Manual charge control	Poor
Hot water	Electric immersion, off-peak	Very poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	(other premises below)	N/A
Secondary heating	Room heaters, wood logs	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Biomass secondary heating

Primary energy use

The primary energy use for this property per year is 652 kilowatt hours per square metre (kWh/m2).

▶ What is primary energy use?

Additional information

Additional information about this property:

- Stone walls present, not insulated
- Dwelling has access issues for cavity wall insulation

Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO2). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO2 emissions.

An average household produces	6 tonnes of CO2
This property produces	9.9 tonnes of CO2

This property's potential production

4.5 tonnes of CO2

By making the recommended changes, you could reduce this property's CO2 emissions by 5.4 tonnes per year. 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.

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from F (29) to C (71).

Potential energy rating

C

▶ What is an energy rating?

Recommendation 1: Internal or external wall insulation

Internal or external wall insulation

Typical installation cost	£4,000 - £14,000
Typical yearly saving	£988
Potential rating after carrying out recommendation 1	57 I D

Recommendation 2: High heat retention storage heaters

High heat retention storage heaters

Typical installation cost	£1,600 - £2,400
Typical yearly saving	£344
Potential rating after carrying out recommendations 1 and 2	69 I C

Recommendation 3: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost	£3,300 - £6,500
Typical yearly saving	£70
Potential rating after carrying out recommendations 1 to 3	71 I C

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	£2311
Potential saving	£1402

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 estimated saving is based on making all of the recommendations in how to improve this property's energy performance.

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

Space heating	19140 kWh per year
Water heating	2103 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Solid wall insulation	10152 kWh per year

You might be able to receive Renewable Heat Incentive payments (https://www.gov.uk/domestic-renewable-heat-incentive). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

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	Neil Saxon
Telephone	07870644374
Email	neilsaxon@me.com

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/002689
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration	No related party
Date of assessment	29 June 2021
Date of certificate	29 June 2021
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 mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748.

Certificate number	8705-5858-4329-3996-6293 (/energy-certificate/8705-5858-4329-3996-6293)
Expired on	14 February 2021