# Energy performance certificate (EPC)

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|---|---|---|
| Ground Floor Rear Flat<br>4 Woodland Terrace<br>Greenbank Road<br>PLYMOUTH<br>PL4 8NL | Energy rating<br>**E** | Valid until: **25 April 2029**<br>Certificate number: **0362-2846-7340-9121-5665** |

| | |
|---|---|
| Property type | Ground-floor maisonette |
| Total floor area | 60 square metres |

## Rules on letting this property

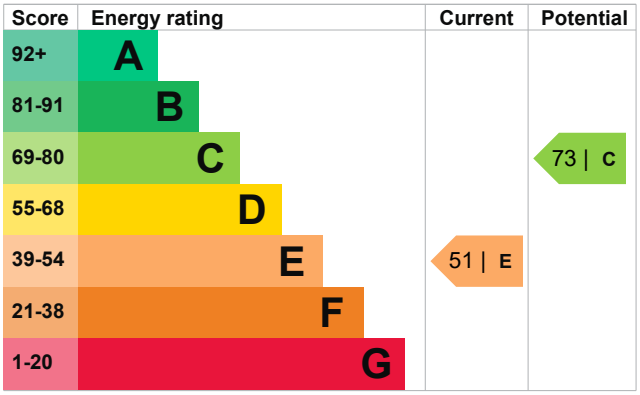
Properties can be let if they have an energy rating from A to E.

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).

## Energy efficiency rating for this property

This property's current energy rating is E. 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 |
|---|---|---|
| Wall | Granite or whinstone, as built, no insulation (assumed) | Very poor |
| Roof | Pitched, 300 mm loft insulation | Very good |
| Roof | Flat, no insulation (assumed) | Very poor |
| Window | Fully double glazed | Average |
| Main heating | Boiler and radiators, mains gas | Good |
| Main heating control | Programmer, room thermostat and TRVs | Good |
| Hot water | From main system | Very good |
| Lighting | Low energy lighting in 71% of fixed outlets | Very good |
| Floor | Suspended, no insulation (assumed) | N/A |
| Floor | To unheated space, no insulation (assumed) | N/A |
| Floor | Solid, no insulation (assumed) | N/A |
| Secondary heating | Room heaters, electric | N/A |

### Primary energy use

The primary energy use for this property per year is 358 kilowatt hours per square metre (kWh/m2).

### Additional information

Additional information about this property:

- Stone walls present, not insulated
- Dwelling may be exposed to wind-driven rain

## Environmental impact of this property

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

Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.

Properties with an A rating produce less CO2 than G rated properties.

| | |
|---|---|
| An average household produces | 6 tonnes of CO2 |
| This property produces | 3.7 tonnes of CO2 |
| This property's potential production | 1.8 tonnes of CO2 |

By making the recommended changes, you could reduce this property's CO2 emissions by 1.9 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.

## 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 (51) to C (73).

| Step | Typical installation cost | Typical yearly saving |
|---|---|---|
| **1. Flat roof or sloping ceiling insulation** | £850 - £1,500 | £70 |
| **2. Internal or external wall insulation** | £4,000 - £14,000 | £284 |
| **3. Floor insulation (suspended floor)** | £800 - £1,200 | £46 |
| **4. Low energy lighting** | £10 | £12 |

### 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). 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:

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|---|---|
| Estimated yearly energy cost for this property | £890 |
| Potential saving if you complete every step in order | £412 |

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** | 11032 kWh per year |
| **Water heating** | 2166 kWh per year |

#### Potential energy savings by installing insulation

| Type of insulation | Amount of energy saved |
|---|---|
| **Solid wall insulation** | 4864 kWh per year |

### Saving energy in this property

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

## 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

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|---|---|
| Assessor's name | Paul Willingham |
| Telephone | 07810 762539 |
| Email | paul@twocountiesinspections.co.uk |

### Accreditation scheme contact details

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|---|---|
| Accreditation scheme | Elmhurst Energy Systems Ltd |
| Assessor ID | EES/021690 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

### Assessment details

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|---|---|
| Assessor's declaration | No related party |
| Date of assessment | 26 April 2019 |
| Date of certificate | 26 April 2019 |
| Type of assessment | RdSAP |