| Energy performance certificate (EPC)                         |               |   |
|--|---------------|---|
| Flat 5<br>Petitor Mews<br>Petitor Road<br>TORQUAY<br>TQ1 4QA | Energy rating | Valid until: 20 July 2022<br>Certificate number: 2798-7033-6213-4042-3914 |
| Property type  |               | Ground-floor flat   |
| Total floor area   |               | 36 square metres  |

## Rules on letting this property

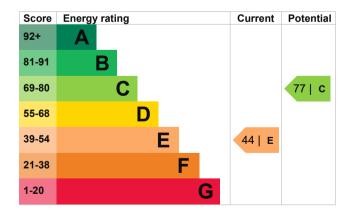
Properties can be rented if they have an energy rating from A to E.

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) | Very poor |
| Window               | Fully double glazed                            | Average   |
| Main heating         | Electric storage heaters                       | Average   |
| Main heating control | Manual charge control                          | Poor      |
| Hot water            | Electric immersion, off-peak                   | Poor      |
| Lighting             | Low energy lighting in 60% of fixed outlets    | Good      |
| Roof                 | (another dwelling above)                       | N/A       |
| Floor                | Solid, no insulation (assumed)                 | N/A       |
| Secondary heating    | Portable electric heaters (assumed)            | N/A       |

#### Primary energy use

The primary energy use for this property per year is 681 kilowatt hours per square metre (kWh/m2).

| Environmental impa<br>property                                       | ict of this        | This property produces  | 4.4 tonnes of CO2  |
|--|--------------------|---|--------------------|
| This property's current envi<br>rating is F. It has the potent       | •                  | This property's potential production  | 2.1 tonnes of CO2  |
| Properties are rated in a sc<br>based on how much carbor<br>produce. | dioxide (CO2) they | By making the <u>recommend</u><br>could reduce this property's<br>2.3 tonnes per year. This w<br>environment. | s CO2 emissions by |
| Properties with an A rating  | produce less CO2   |   |                    |
| than G rated properties.   | 6 toppos of CO2    | Environmental impact ratin<br>assumptions about average   | e occupancy and    |
| An average household 6 tonnes of CO2 produces                        |                    | 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 E (44) to C (77).

| Recommendation  | Typical installation cost | Typical yearly saving |
|---|---------------------------|-----------------------|
| 1. Internal or external wall insulation                     | £4,000 - £14,000          | £194                  |
| 2. Floor insulation   | £800 - £1,200             | £76                   |
| 3. Add additional 80 mm jacket to hot water cylinder        | £15 - £30                 | £45                   |
| 4. Low energy lighting                                      | £10                       | £8                    |
| 5. Fan assisted storage heaters and dual immersion cylinder | £600 - £800               | £99                   |

## 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  |      | Heating a property usually makes up the majority of energy costs.  |   |
|---|------|--|---|
| Estimated yearly energy cost for this property  | £712 | Estimated energy use   | ed to heat this property<br>6173 kWh per year   |
| Potential saving  | £422 | Water heating  | 2062 kWh per year                               |
| The estimated cost shows how much the<br>average household would spend in this property<br>for heating, lighting and hot water. It is not based<br>on how energy is used by the people living at the<br>property. |      | Potential energy s<br>insulation<br>Type of insulation   | savings by installing<br>Amount of energy saved |
| The estimated saving is based on mak the recommendations in how to improv   |      | Solid wall insulation  | 2846 kWh per year                               |
| property's energy performance.<br>For advice on how to reduce your energy bills<br>visit <u>Simple Energy Advice</u><br>(https://www.simpleenergyadvice.org.uk/).<br>Heating use in this property                 |      | You might be able to receive <u>Renewable Heat</u><br><u>Incentive payments (https://www.gov.uk/domestic-renewable-heat-incentive)</u> . This will help to reduce<br>carbon emissions by replacing your existing<br>heating system with one that generates<br>renewable heat. The estimated energy required<br>for space and water heating will form the basis<br>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 | Phillippe Silavant                  |
|-----------------|-------------------------------------|
| Telephone       | 0845 0945 192                       |
| Email           | epcquery@vibrantenergymatters.co.ul |
|                 |                                     |

## Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

#### Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

NHER NHER001746 01455 883 250 enquiries@elmhurstenergy.co.uk

No related party 21 July 2012 21 July 2012 RdSAP