# **Energy performance certificate (EPC)**

217 Younghayes Road Cranbrook EXETER EX5 7DS Energy rating

Valid until: 14 December 2033

Certificate number:

4337-2122-3309-0705-3292

Property type Mid-terrace house

Total floor area 54 square metres

## Rules on letting this property

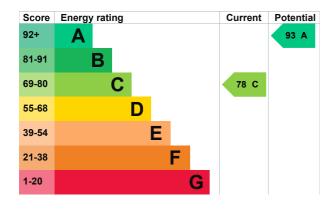
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (<a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-quidance">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-quidance</a>).

### **Energy rating and score**

This property's energy rating is C. It has the potential to be A.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy 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

### Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Timber frame, as built, insulated (assumed)	Good
Roof	Pitched, 150 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Community scheme	Good
Main heating control	Charging system linked to use of community heating, programmer and TRVs	Good
Hot water	Community scheme	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, insulated (assumed)	N/A
Secondary heating	None	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 community heating

#### Primary energy use

The primary energy use for this property per year is 124 kilowatt hours per square metre (kWh/m2).

### How this affects your energy bills

An average household would need to spend £763 per year on heating, hot water and lighting in this property. These costs usually make up the majority of your energy bills.

You could **save £88 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

#### Heating this property

Estimated energy needed in this property is:

- 2,170 kWh per year for heating
- 1,923 kWh per year for hot water

### Impact on the environment

This property's environmental impact rating is A. It has the potential to be A.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

#### Carbon emissions

An average household produces

6 tonnes of CO2

This property produces 0.3 tonnes of CO2

This property's -0.7 tonnes of CO2

potential production

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

# Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Solar water heating	£4,000 - £6,000	883
2. Solar photovoltaic panels	£3,500 - £5,500	£708

#### Help paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. This will help you buy a more efficient, low carbon heating system for this property.

### More ways to save energy

Find ways to save energy in your home by visiting <a href="www.gov.uk/improve-energy-efficiency">www.gov.uk/improve-energy-efficiency</a>

### Who to contact about this certificate

### **Contacting the assessor**

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	David Fellows
Telephone	07903 389 830
Email	iscasurveyingltd@gmail.com

#### **Contacting the accreditation scheme**

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/029165
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk
About this assessment	
Assessor's declaration	No related party
Date of assessment	15 December 2023
Date of certificate	15 December 2023
Type of assessment	RdSAP