

Energy performance certificate (EPC)

Forder Barns Ugborough IVYBRIDGE PL21 0PQ	Energy rating	Valid until: 2 October 2032
	E	Certificate number: 7402-3020-0201-2472-8204

Property type Semi-detached house

Total floor area 107 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

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

[See how to improve this property's energy efficiency \(https://find-energy-certificate.service.gov.uk/energy-certificate/7402-3020-0201-2472-8204#recommendations\)](https://find-energy-certificate.service.gov.uk/energy-certificate/7402-3020-0201-2472-8204#recommendations).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

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	Granite or whinstone, as built, no insulation (assumed)	Very poor
Roof	Pitched, 50 mm loft insulation	Poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system, no cylinder thermostat	Poor
Lighting	No low energy lighting	Very poor
Floor	Solid, no insulation (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:

- Solar photovoltaics

Primary energy use

The primary energy use for this property per year is 246 kilowatt hours per square metre (kWh/m²).

▶ [About primary energy use](#)

Additional information

Additional information about this property:

- Stone walls present, not insulated

How this affects your energy bills

An average household would need to spend **£1,349 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 £734 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2022** 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:

- 17,012 kWh per year for heating
- 3,332 kWh per year for hot water

Impact on the environment

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

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	7.4 tonnes of CO2
This property's potential production	2.7 tonnes of CO2

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

► [Do I need to follow these steps in order?](#)

Step 1: Increase loft insulation to 270 mm

Typical installation cost £100 - £350

Typical yearly saving £58

Potential rating after completing step 1 **48 E**

Step 2: Internal or external wall insulation

Typical installation cost £4,000 - £14,000

Typical yearly saving £444

Potential rating after completing steps 1 and 2 **71 C**

Step 3: Floor insulation (solid floor)

Typical installation cost £4,000 - £6,000

Typical yearly saving £48

Potential rating after completing steps 1 to 3 **74 C**

Step 4: Low energy lighting

Typical installation cost £50

Typical yearly saving £77

Potential rating after completing steps 1 to 4 **75 C**

Step 5: Hot water cylinder thermostat

Typical installation cost £200 - £400

Typical yearly saving £55

Potential rating after completing steps 1 to 5 **78 C**

Step 6: Solar water heating

Typical installation cost £4,000 - £6,000

Typical yearly saving £51

Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). 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 \(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

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	Thomas McMorran
Telephone	07963252316
Email	t.mcmorran@hotmail.co.uk

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/025795
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	30 September 2022
Date of certificate	3 October 2022
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 dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number	0040-2835-6169-9392-8301 (https://find-energy-certificate.service.gov.uk/energy-certificate/0040-2835-6169-9392-8301)
---------------------------	--

Expired on

17 June 2022

Certificate number

[0040-2833-6159-9390-2385 \(https://find-energy-certificate.service.gov.uk/energy-certificate/0040-2833-6159-9390-2385\)](https://find-energy-certificate.service.gov.uk/energy-certificate/0040-2833-6159-9390-2385)

Expired on

16 May 2020

[Help \(https://find-energy-certificate.service.gov.uk/help\)](https://find-energy-certificate.service.gov.uk/help)

[Accessibility \(https://find-energy-certificate.service.gov.uk/accessibility-statement\)](https://find-energy-certificate.service.gov.uk/accessibility-statement)

[Cookies \(https://find-energy-certificate.service.gov.uk/cookies\)](https://find-energy-certificate.service.gov.uk/cookies) [Give feedback \(https://forms.office.com/e/hUnC3Xq1T4\)](https://forms.office.com/e/hUnC3Xq1T4)

[Service performance \(https://find-energy-certificate.service.gov.uk/service-performance\)](https://find-energy-certificate.service.gov.uk/service-performance)

OGI

All content is available under the [Open Government Licence v3.0 \(https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/\)](https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/), except where otherwise stated

[ht \(https://www.nationalarchives.gov.uk/information-management/re-using-public-sector-information/uk-government-licensing-framework\)](https://www.nationalarchives.gov.uk/information-management/re-using-public-sector-information/uk-government-licensing-framework)