# Energy performance certificate (EPC)

Flat 4 27, West Street TAVISTOCK PL19 8JY	Energy rating	Valid until: Certificate number:	22 November 2028 2478-4909-6269-5638-7910	
Property type Top-floor flat				
Total floor area		90 square me	tres	

# Rules on letting this property

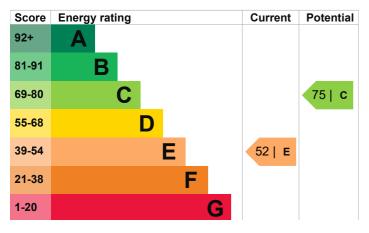
Properties can be rented if they have an energy rating from A to E.

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> <u>performance.</u>



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)	Poor
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system, no cylinder thermostat	Average
Lighting	Low energy lighting in 57% of fixed outlets	Good
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

#### Primary energy use

The primary energy use for this property per year is 346 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property	This property's2.5 tonnes of CO2potential production		
This property's current environmental impact rating is E. It has the potential to be C.	By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 3.0 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		
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 6 tonnes of CO2 produces	property.		
This property produces 5.5 tonnes of CO2			

## 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 (52) to C (75).

Recommendation	Typical installation cost	Typical yearly saving
1. Room-in-roof insulation	£1,500 - £2,700	£357
2. Internal or external wall insulation	£4,000 - £14,000	£152
3. Increase hot water cylinder insulation	£15 - £30	£25
4. Low energy lighting	£15	£25

#### 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 energy used to heat this property						
Estimated yearly energy cost for this property	£1145	Space heating	15719 kWh per year					
Potential saving	£559	Water heating	4055 kWh per year					
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.		Potential energy savings by installing insulation						
		Type of insulation	Amount of energy saved					
		Loft insulation	1326 kWh per year					
		Solid wall insulation	2761 kWh per year					
The estimated saving is based on making all		You might be able to receive <u>Renewable Heat</u>						
of the recommendations in <u>how to improve</u>		<u>Incentive payments</u> ( <u>https://www.gov.uk/domestic-renewable-heat-</u>						
this property's energy performance.		incentive). This will help to reduce carbon						
For advice on how to reduce your energy bills		emissions by replacing your existing heating						
visit <u>Simple Energy Advice</u> (https://www.simpleenergyadvice.org.uk/). Heating use in this property		system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.						
					nearing use in this property			

Heating a property usually makes up the majority of energy costs.

#### 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 Telephone Email Ben Marsh 01288 361821 info@energyperformanceservices.co.uk

#### Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

#### Assessment details

Assessor's declaration Date of assessment Date of certificate Type of assessment Stroma Certification Ltd STRO005374 0330 124 9660 certification@stroma.com

No related party 23 November 2018 23 November 2018 RdSAP