# Energy performance certificate (EPC) 2 Spring Cottages Uplyme Road LYME REGIS DT7 3LS Energy rating Certificate number: 5 August 2033 Certificate number: 2420-0182-0128-4002-1713 End-terrace house Total floor area 122 square metres

# Rules on letting this property

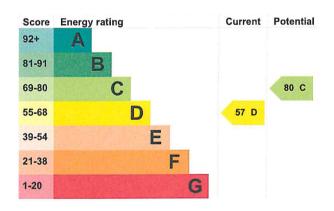
Properties can be let if they have an energy rating from A to E.

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 rating and score**

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

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	Sandstone or limestone, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 100 mm loft insulation	Average
Window	Some double glazing	Very poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 76% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, wood logs	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 secondary heating

#### Primary energy use

The primary energy use for this property per year is 286 kilowatt hours per square metre (kWh/m2).

#### Additional information

Additional information about this property:

- · Cavity fill is recommended
- · Stone walls present, not insulated
- · Dwelling has access issues for cavity wall insulation
- · Dwelling may be exposed to wind-driven rain

# How this affects your energy bills

An average household would need to spend £3,168 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 £1,173 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:

- · 20,305 kWh per year for heating
- · 2,966 kWh per year for hot water

	<b>Impact</b>	on the	environment
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This property's environmental impact rating is E. 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	5.6 tonnes of CO2
This property's potential production	2.3 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.

# Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£96
2. Internal or external wall insulation	£4,000 - £14,000	£544
3. Floor insulation (solid floor)	£4,000 - £6,000	£95
4. Draught proofing	£80 - £120	£104
5. Solar water heating	£4,000 - £6,000	£133

Step	Typical installation cost	Typical yearly saving
6. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£201
7. Solar photovoltaic panels	£3,500 - £5,500	£734

## 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 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	Andrew Bailey	
Telephone	07876 111 445	
Email	andy@epc-operation.co.uk	

#### Contacting the accreditation scheme

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

QUID200592	
01225 667 570	
info@quidos.co.uk	
No related party	
4 August 2023	
6 August 2023	
RdSAP	
	01225 667 570 info@quidos.co.uk  No related party 4 August 2023 6 August 2023