Energy performance certificate (EPC)

15 Cottington Court SIDMOUTH EX10 8HD	Energy rating	Valid until:	25 February 2034
LATO OTID		Certificate number:	2507-3035-1202-9644-1200
Property type		Top-floor flat	
Total floor area		86 square m	etres

Rules on letting this property



You may not be able to let this property

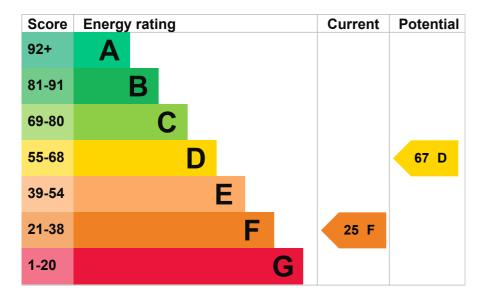
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read <u>guidance</u> for landlords on the <u>regulations</u> and <u>exemptions</u> (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be let if they have an energy rating from A to E. You could make changes to improve this property's energy rating.

Energy rating and score

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

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	Cavity wall, filled cavity	Average
Wall	Cavity wall, as built, partial insulation (assumed)	Average
Roof	Flat, no insulation (assumed)	Very poor
Window	Fully double glazed	Good
Main heating	Electric storage heaters	Average
Main heating	Room heaters, electric	Very poor
Main heating control	Automatic charge control	Average
Main heating control	Appliance thermostats	Good
Hot water	Electric immersion, off-peak	Average
Lighting	No low energy lighting	Very poor
Floor	(another dwelling below)	N/A
Secondary heating	Portable electric heaters (assumed)	N/A

Primary energy use

The primary energy use for this property per year is 594 kilowatt hours per square metre (kWh/m2).

About primary energy use

Additional information

Additional information about this property:

- · Cavity fill is recommended
- · 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 £3,987 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 £2,401 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** 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:

- 13,796 kWh per year for heating
- 2,060 kWh per year for hot water

Impact on the environment

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

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	8.6 tonnes of CO2
This property's potential production	3.7 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: Flat roof or sloping ceiling insulation

Typical installation cost	£850 - £1,500
Typical yearly saving	£2,055
Potential rating after completing step 1	60 D

Step 2: Cavity wall insulation

Typical installation cost	£500 - £1,500
Typical yearly saving	£80
Potential rating after completing steps 1 and 2	62 D

Step 3: Low energy lighting

Typical installation cost	£45
Typical yearly saving	£97
Potential rating after completing steps 1 to 3	64 D

Step 4: High heat retention storage heaters

Typical installation cost	£1,200 - £1,800
Typical yearly saving	£168
Potential rating after completing steps 1 to 4	67 D

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). 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.

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	Simon Heusen
Telephone	01395 578849
Email	simon@aided-design.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/016788
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	20 February 2024
Date of certificate	26 February 2024
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 <u>dluhc.digital-services@levellingup.gov.uk</u> or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number	9328-9007-6201-4757-3964 (/energy-certificate/9328-9007-6201-4757-3964)
Expired on	11 September 2023
Certificate number	0946-2856-6070-0308-0745 (/energy-certificate/0946-2856-6070-0308-0745)
Expired on	5 March 2018

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