# Energy performance certificate (EPC) Flat 4 Glen Andred Colway Lane LYME REGIS DT7 3HE Property type Top-floor maisonette Total floor area Total floor area Total square metres

# Rules on letting this property

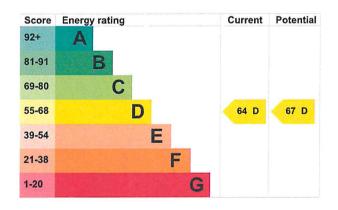
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance</u> for <u>landlords</u> on the <u>regulations</u> and <u>exemptions</u> (<a href="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</a>).

# **Energy rating and score**

This property's energy rating is D. 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, as built, no insulation (assumed)	Poor
Wall	Timber frame, as built, no insulation (assumed)	Poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Roof room(s), insulated (assumed)	Good
Roof	Pitched, 75 mm loft insulation	Average
Window	Fully double glazed	Average
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 82% of fixed outlets	Very good
Floor	(another dwelling below)	N/A
Secondary heating	Room heaters, mains gas	N/A

# Primary energy use

The primary energy use for this property per year is 244 kilowatt hours per square metre (kWh/m2).

### **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 £2,329 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 £191** 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:

- 13,341 kWh per year for heating
- 3,113 kWh per year for hot water

# Impact on the environment

This property's environmental impact rating is D. 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

These ratings are based on assumptions

This property's

potential production

This property produces

about average occupancy and energy use. People living at the property may use different

emissions by making the suggested changes.

You could improve this property's CO2

This will help to protect the environment.

4.7 tonnes of CO2

4.3 tonnes of CO2

amounts of energy.

# Changes you could make

Step Typical installation cost Typical yearly saving

**1. Cavity wall insulation** £500 - £1,500 £191

## 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	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.

Accreditation scheme	Quidos Limited	
Assessor's ID	QUID200592	111
Telephone	01225 667 570	
Email	info@quidos.co.uk	
About this assessment		
Assessor's declaration	No related party	

About this assessment	
Assessor's declaration	

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Date of assessment	26 April 2023	
Date of certificate	27 April 2023	
Type of assessment	RdSAP	