# Energy performance certificate (EPC)

4, North Terrace Bickington BARNSTAPLE EX31 2JR Energy rating

D

Valid until: 24 August 2026

Certificate number:

8400-5844-4629-1327-6863

## **Property type**

Mid-terrace house

#### **Total floor area**

60 square metres

#### Rules on letting this property

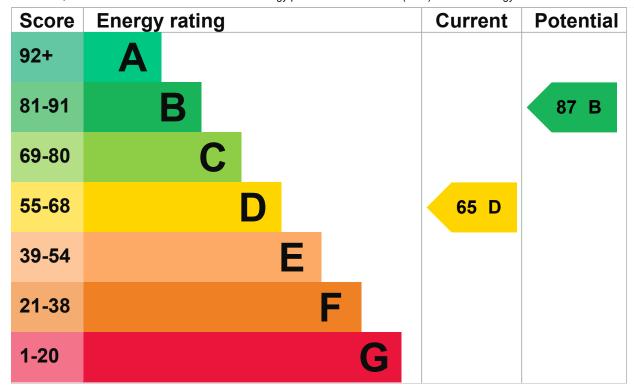
Properties can be let if they have an energy rating from A to E.

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 current energy rating is D. It has the potential to be B.

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	Granite or whinstone, as built, no insulation (assumed)	Very poor
Roof	Pitched, 250 mm loft insulation	Good
Roof	Pitched, no insulation (assumed)	Very poor
Window	Mostly double glazing	Good
Main heating	Boiler and underfloor heating, mains gas	Good
Main heating control	Programmer and at least two room thermostats	Good
Hot water	From main system	Good

Feature	Description	Rating
Lighting	No low energy lighting	Very poor
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

# Primary energy use

The primary energy use for this property per year is 238 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 £637 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 £182 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2016** 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:

- 6,993 kWh per year for heating
- 1,858 kWh per year for hot water

#### Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.

# **Carbon emissions**

# An average household produces

6 tonnes of CO2

# This property produces

2.6 tonnes of CO2

# This property's potential production

0.7 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: Internal or external wall insulation

## Typical installation cost

£4,000 - £14,000

## Typical yearly saving

£113

## Potential rating after completing step 1

71 C

# Step 2: Low energy lighting

# **Typical installation cost**

£40

# Typical yearly saving

£36

# Potential rating after completing steps 1 and 2

73 C

# Step 3: Solar water heating

# **Typical installation cost**

£4,000 - £6,000

# Typical yearly saving

£34

# Potential rating after completing steps 1 to 3

75 C

# Step 4: Solar photovoltaic panels, 2.5 kWp

## Typical installation cost

£5,000 - £8,000

## Typical yearly saving

£299

## Potential rating after completing steps 1 to 4

87 B

# 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.

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

Robert Murch

## **Telephone**

07578831277

#### **Email**

robhmurch@hotmail.com

# 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/017811

Tel	ep	ho	ne

01455 883 250

#### **Email**

enquiries@elmhurstenergy.co.uk

# About this assessment

## Assessor's declaration

No related party

## Date of assessment

24 August 2016

#### Date of certificate

25 August 2016

## 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 <a href="mailto:dluhc.digital-services@levellingup.gov.uk">dluhc.digital-services@levellingup.gov.uk</a> or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.