# Energy performance certificate (EPC)

8 Seaton Court
Harbour Road
SEATON
EX12 2GZ

Energy rating **C**

Valid until: **30 April 2022**

Certificate number: **8462-6924-9430-1710-8976**

| | |
|---|---|
| Property type | End-terrace house |
| Total floor area | 62 square metres |

## Rules on letting this property

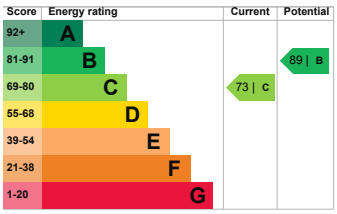
Properties can be rented if they have an energy rating from A to E.

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 C. It has the potential to be B.

See how to improve this property's energy performance.




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 | Cavity wall, as built, insulated (assumed) | Good |
| Roof | Roof room(s), insulated (assumed) | Good |
| Window | Fully double glazed | Good |
| 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 20% of fixed outlets | Poor |
| Floor | Solid, insulated (assumed) | N/A |
| Secondary heating | None | N/A |

## Primary energy use

The primary energy use for this property per year is 151 kilowatt hours per square metre (kWh/m2).

# Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO2). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO2 emissions.

An average household produces 6 tonnes of CO2

This property produces 1.8 tonnes of CO2

This property's potential production 0. tonne CO

By making the recommended changes, you could reduce this property's CO2 emissions by 1.4 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 property.

# 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 C (73) to B (89).

| Recommendation | Typical installation cost | Typical yearly saving |
|---|---|---|
| **1. Low energy lighting** | £40 | £26 |
| **2. Condensing boiler** | £2,200 - £3,000 | £18 |
| **3. Solar water heating** | £4,000 - £6,000 | £24 |
| **4. Solar photovoltaic panels** | £9,000 - £14,000 | £233 |

## 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 yearly energy cost for this property | £442 |
| Potential saving | £74 |

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.

The estimated saving is based on making all of the recommendation in how to improve this property's energy performance.

For advice on how to reduce your energy bills visit Simple Energy Advice (https://www.simple

## Heating use in this property

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

### Estimated energy used to heat this property

| | |
|---|---|
| Space heating | 3736 kWh per year |
| Water heating | 1893 kWh per year |

## Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

You might be able to receive Renewable Heat Incentive payments (https://www.gov.uk/renewable-heat-incentive). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

# 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 | Andrew Kift |
| Telephone | 07908 644884 |
| Email | andrew.kift@virgin.n |

## Accreditation scheme contact details

| | |
|---|---|
| Accreditation scheme | Elmhurst Energy Systems Ltd |
| Assessor ID | EES/001670 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurste |

## Assessment details

| | |
|---|---|
| Assessor's declaration | No related party |
| Date of assessment | 30 April 2012 |
| Date of certificate | 1 May 2012 |
| Type of assessment | RdSAP |

RdSAP (Reduced data Standard Assessment Procedure) is a method used to assess and compare the energy and environmental performance of properties in the UK. It uses a site visit and survey of the property to calculate energy performance.

This type of assessment can be carried out on properties built before 1 April 2008 in England and Wales, and 30 September 2008 in

| | |
|---|---|
| | Northern |