

Energy performance certificate (EPC)

Flat 4
49 Boutport Street
Barnstaple
EX31 1SH

Energy rating

D

Valid until 14 December 2030

Certificate number

2299-7184-4101-1711-1755

| | |
|------------------|------------------|
| Property type | Top-floor flat |
| Total floor area | 52 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) (<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 D. It has the potential to be C.

[See how to improve this property's energy performance.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 78 c |
| 55-68 | D | 61 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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 this number, the lower your carbon dioxide (CO2) emissions are likely to be.

The average energy rating and score for a property in England and Wales are D (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 | Granite or whinstone, with internal insulation | Good |
| Wall | Timber frame, as built, insulated (assumed) | Very good |
| Roof | Pitched, 300 mm loft insulation | Very good |
| Roof | Flat, insulated (assumed) | Good |
| Window | Fully double glazed | Average |
| Main heating | Room heaters, electric | Very poor |
| Main heating control | Programmer and room thermostats | Good |
| Hot water | Electric immersion, standard tariff | Very poor |
| Lighting | Low energy lighting in all fixed outlets | Very good |
| Floor | (another dwelling below) | N/A |
| Secondary heating | None | N/A |

Primary energy use

The primary energy use for this property per year is 256 kilowatt hours per square metre (kWh/m²).

► What is primary energy use?

Primary energy use is a measure of the energy required for lighting, heating and hot water in a property. The calculation includes:

- the efficiency of the property's heating system
- power station efficiency for electricity
- the energy used to produce the fuel and deliver it to the property

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 CO ₂ |
|--------------------------------------|-----------------------------|

| | |
|-------------------------------|-------------------------------|
| This property produces | 2.3 tonnes of CO ₂ |
|-------------------------------|-------------------------------|

| | |
|---|-------------------------------|
| This property's potential production | 2.4 tonnes of CO ₂ |
|---|-------------------------------|

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by -0.1 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 D (61) to C (78).

Potential energy
rating



► [What is an energy rating?](#)

An energy rating shows a property’s energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher this number, the lower your CO2 emissions are likely to be.

Recommendation 1: High heat retention storage heaters

High heat retention storage heaters

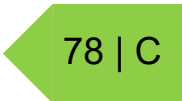
Typical installation
cost

£800 - £1,200

Typical yearly
saving

£351

Potential rating
after carrying out
recommendation 1



Paying for energy improvements

[Find energy grants and ways to save energy in your home.](https://www.gov.uk/improve-energy-efficiency)
(<https://www.gov.uk/improve-energy-efficiency>)

Estimated energy use and potential savings

| | |
|---|------|
| Estimated yearly energy cost for this property | £816 |
|---|------|

| | |
|-------------------------|------|
| Potential saving | £352 |
|-------------------------|------|

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 recommendations in [how to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice](https://www.simpleenergyadvice.org.uk/) (<https://www.simpleenergyadvice.org.uk/>).

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 | 2481.0 kWh per year |
|----------------------|---------------------|

| | |
|----------------------|---------------------|
| Water heating | 1634.0 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/domestic-renewable-heat-incentive) (<https://www.gov.uk/domestic-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 | Stuart Moles |
| Telephone | 07967507099 |
| Email | stuart@fdea.co.uk |

Accreditation scheme contact details

| | |
|-----------------------------|--|
| Accreditation scheme | ECMK |
| Assessor ID | ECMK301950 |
| Telephone | 0333 123 1418 |
| Email | info@ecmk.co.uk |

Assessment details

**Assessor's
declaration**

No related party

Date of assessment

8 December 2020

Date of certificate

15 December 2020

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 Ireland. It can

also be used for newer properties, as long as they have a previous SAP assessment, which uses detailed information about the property's construction to calculate energy performance.

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 mhclg.digital-services@communities.gov.uk, or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.