

# Energy performance certificate (EPC)

Flat 5  
41 College Avenue  
PLYMOUTH  
PL4 7AP

Energy rating

D

Valid until:

15 December 2031

Certificate number: 5290-4169-0522-2192-3293

Property type

Mid-floor flat

Total floor area

25 square metres

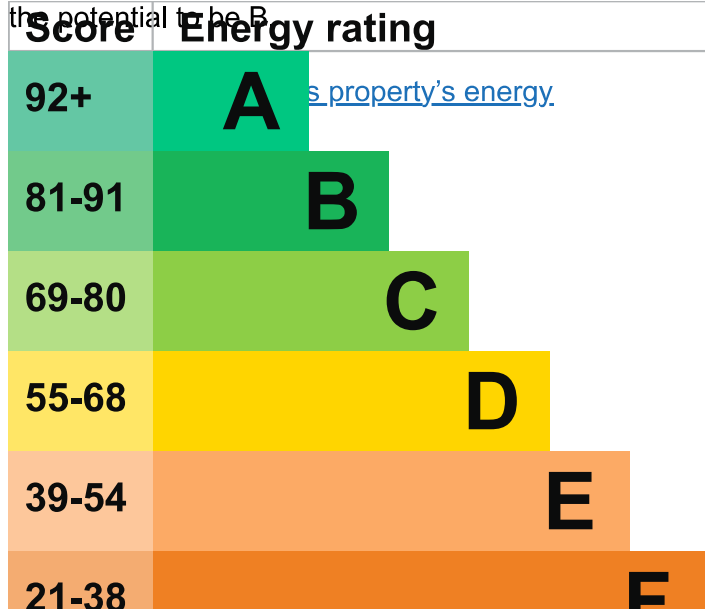
## Rules on letting this property

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) (<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.

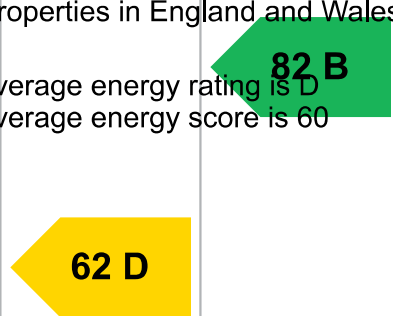


The graph shows this property's current and potential energy rating.

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

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, as built, no insulation (assumed) | Very poor |
| Wall                 | Timber frame, as built, no insulation (assumed)         | Poor      |
| Window               | Fully double glazed                                     | Average   |
| Main heating         | Room heaters, electric                                  | Very poor |
| Main heating control | No thermostatic control of room temperature             | Poor      |
| Hot water            | Electric immersion, standard tariff                     | Very poor |
| Lighting             | Low energy lighting in 80% of fixed outlets             | Very good |
| Roof                 | (another dwelling above)                                | N/A       |
| Floor                | (another dwelling below)                                | N/A       |
| Secondary heating    | None                                                    | N/A       |

## Primary energy use

The primary energy use for this property per year is 376 kilowatt hours per square metre (kWh/m2).

## Additional information

Additional information about this property:

- Stone walls present, not insulated
-

# Environmental impact of this property

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

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

An average household 6 tonnes of CO2 produces

This property produces 1.6 tonnes of CO2

This property’s potential 1.4 tonnes of CO2 production

You could improve this property’s CO2 emissions by making the suggested changes. 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.

## Improve this property’s energy rating

| Step                                    | Typical installation cost | Typical yearly saving |
|-----------------------------------------|---------------------------|-----------------------|
| 1. Internal or external wall insulation | £4,000 - £14,000          | £88                   |
| 2. High heat retention storage heaters  | £400 - £600               | £223                  |

## Paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

# Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

|                                                      |      |
|------------------------------------------------------|------|
| Estimated yearly energy cost for this property       | £577 |
| Potential saving if you complete every step in order | £312 |

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.

## Heating use in this property

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

## Estimated energy used to heat this property

| Type of heating | Estimated energy used |
|-----------------|-----------------------|
| Space heating   | 1412 kWh per year     |
| Water heating   | 1441 kWh per year     |

## Potential energy savings by installing insulation

| Type of insulation    | Amount of energy saved |
|-----------------------|------------------------|
| Solid wall insulation | 459 kWh per year       |

## Saving energy in this property

Find ways to save energy in your home by visiting [www.gov.uk/improve-energy-efficiency](http://www.gov.uk/improve-energy-efficiency).

## 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 | Schalk Buys                                                          |
| Telephone       | 0203 397 8220                                                        |
| Email           | <a href="mailto:support@epconline.co.uk">support@epconline.co.uk</a> |

### Accreditation scheme contact details

|                      |                                                                                    |
|----------------------|------------------------------------------------------------------------------------|
| Accreditation scheme | Elmhurst Energy Systems Ltd                                                        |
| Assessor ID          | EES/012463                                                                         |
| Telephone            | 01455 883 250                                                                      |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### Assessment details

|                        |                       |
|------------------------|-----------------------|
| Assessor's declaration | No related party      |
| Date of assessment     | 16 December 2021      |
| Date of certificate    | 16 December 2021      |
| Type of assessment     | <a href="#">RdSAP</a> |

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