Energy performance certificate (EPC)			
Flat 4 Turkey Court Vivary Road	Energy rating	Valid until:	2 September 2026
TAUNTON TA1 3JN	C	Certificate number:	8346-7021-4800-0782-0906
Property type	Ν	/lid-floor flat	
Total floor area	48 square metres		

# Rules on letting this property

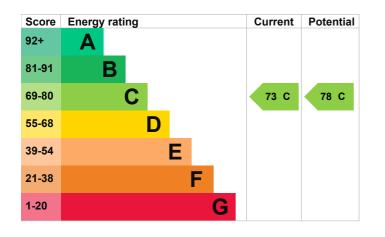
Properties can be let if they have an energy rating from A to E.

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 energy rating is C. It has the potential to be C.

<u>See how to improve this property's energy</u> <u>efficiency</u>.



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, filled cavity	Good
Wall	Cavity wall, as built, no insulation (assumed)	Average
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 67% of fixed outlets	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 196 kilowatt hours per square metre (kWh/m2).

### **Additional information**

Additional information about this property:

• Cavity fill is recommended

# How this affects your energy bills

An average household would need to spend **£443 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 £99 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:

- 3,002 kWh per year for heating
- 1,663 kWh per year for hot water

## Impact on the environment

nment	This property produces	1.6 tonnes of CO2
impact rating is C. It	This property's potential production	1.2 tonnes of CO2
		5
	average occupancy and ener	gy use. People living at
6 tonnes of CO2	the property may use different amounts of energy	nt amounts of energy.
	l impact rating is C. It (best) to G (worst) on D2) they produce each	I impact rating is C. ItThis property's potential production(best) to G (worst) on D2) they produce eachYou could improve this proper making the suggested chang protect the environment.This property's potential productionThis property's potential productionThis property are based on a 

## Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£18
2. Low energy lighting	£10	£10
3. Condensing boiler	£2,200 - £3,000	£49
4. Replacement glazing units	£1,000 - £1,400	£22

## Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

#### Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

• Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)

# 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	Philip Thomas
Telephone	01823 491676
Email	philthomas@somersetenergyassessment.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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/005398
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

### About this assessment

Assessor's declaration	No related party
Date of assessment	2 September 2016
Date of certificate	3 September 2016
Type of assessment	RdSAP