

# Energy performance certificate (EPC)

43b High Street  
BUDLEIGH SALTERTON  
EX9 6LE

Energy rating

E

Valid until:

10 September 2034

Certificate number:

2881-1131-8909-3127-4501

Property type

Top-floor maisonette

Total floor area

148 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 energy rating is E. It has the potential to be D.

[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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         | 62 D      |
| 39-54 | E             | 41 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## 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, as built, no insulation (assumed) | Poor      |
| Wall                 | Solid brick, as built, no insulation (assumed) | Poor      |
| Roof                 | Roof room(s), limited insulation (assumed)     | Poor      |
| Roof                 | Pitched, 100 mm loft insulation                | Average   |
| Window               | Partial double glazing                         | Poor      |
| Main heating         | Electric storage heaters                       | Average   |
| Main heating control | Automatic charge control                       | Average   |
| Hot water            | Electric immersion, off-peak                   | Very poor |
| Lighting             | Low energy lighting in 57% of fixed outlets    | Good      |
| Floor                | (other premises below)                         | N/A       |
| Secondary heating    | Room heaters, electric                         | N/A       |

### Primary energy use

The primary energy use for this property per year is 483 kilowatt hours per square metre (kWh/m2).

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## How this affects your energy bills

An average household would need to spend **£4,286 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 £1,503 per year** if you complete the suggested steps for improving this property’s energy rating.

This is **based on average costs in 2024** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

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### Heating this property

Estimated energy needed in this property is:

- 20,455 kWh per year for heating
  - 2,096 kWh per year for hot water
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## Impact on the environment

This property's environmental impact rating is F. It has the potential to be E.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year.

### Carbon emissions

An average household produces 6 tonnes of CO<sub>2</sub>

This property produces 12.0 tonnes of CO<sub>2</sub>

This property's potential production 7.6 tonnes of CO<sub>2</sub>

You could improve this property's CO<sub>2</sub> 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.

## Steps you could take to save energy

| Step                                                              | Typical installation cost | Typical yearly saving |
|-------------------------------------------------------------------|---------------------------|-----------------------|
| 1. Room-in-roof insulation                                        | £1,500 - £2,700           | £1,012                |
| 2. Cavity wall insulation                                         | £500 - £1,500             | £207                  |
| 3. Draught proofing                                               | £80 - £120                | £69                   |
| 4. Low energy lighting                                            | £30                       | £57                   |
| 5. Replace single glazed windows with low-E double glazed windows | £3,300 - £6,500           | £160                  |

### Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](http://www.gov.uk/improve-energy-efficiency)

### Help paying for energy saving improvements

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

- Free energy saving improvements: [Home Upgrade Grant \(www.gov.uk/apply-home-upgrade-grant\)](http://www.gov.uk/apply-home-upgrade-grant)
- Insulation: [Great British Insulation Scheme \(www.gov.uk/apply-great-british-insulation-scheme\)](http://www.gov.uk/apply-great-british-insulation-scheme)
- Heat pumps and biomass boilers: [Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgrade-scheme\)](http://www.gov.uk/apply-boiler-upgrade-scheme)
- Help from your energy supplier: [Energy Company Obligation \(www.gov.uk/energy-company-obligation\)](http://www.gov.uk/energy-company-obligation)

## 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 | Mark Glanfield                                                               |
| Telephone       | 07450580028                                                                  |
| Email           | <a href="mailto:info@homesmartsurveys.co.uk">info@homesmartsurveys.co.uk</a> |

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

|                      |                                                      |
|----------------------|------------------------------------------------------|
| Accreditation scheme | ECMK                                                 |
| Assessor's ID        | ECMK301256                                           |
| Telephone            | 0333 123 1418                                        |
| Email                | <a href="mailto:info@ecmk.co.uk">info@ecmk.co.uk</a> |

### About this assessment

|                        |                       |
|------------------------|-----------------------|
| Assessor's declaration | No related party      |
| Date of assessment     | 29 August 2024        |
| Date of certificate    | 11 September 2024     |
| Type of assessment     | <a href="#">RdSAP</a> |

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