Energy performance certificate (EPC)		
33 BLACK SWAN CLOSE PEASE POTTAGE RH11 9BB	Energy rating	Valid until: 27 April 2031   Certificate number: 2361-9122-7081-9861-1277
Property type	Ground-floor flat	
Total floor area		39 square metres

## Rules on letting this property

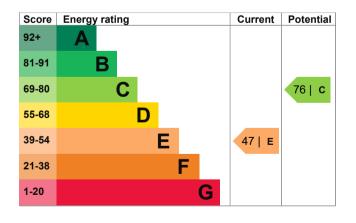
Properties can be rented if they have an energy rating from A to E.

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 E. It has the potential to be C.

<u>See how to improve this property's energy</u> 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
Window	Fully double glazed	Average
Main heating	Room heaters, electric	Very poor
Main heating control	Appliance thermostats	Good
Hot water	Electric immersion, standard tariff	Very poor
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A

### Primary energy use

The primary energy use for this property per year is 434 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property		This property's potential production	2.5 tonnes of CO2
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.		By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 0.4 tonnes per year. This will help to protect the environment.	
An average household produces	6 tonnes of CO2	Environmental impact ratings are based on assumptions about average occupancy and	
This property produces	2.9 tonnes of CO2	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 E (47) to C (76).

Recommendation	Typical installation cost	Typical yearly saving
1. Floor insulation (suspended floor)	£800 - £1,200	£161
2. Add additional 80 mm jacket to hot water cylinder	£15 - £30	£29
3. High heat retention storage heaters	£1,200 - £1,800	£371

### 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 energy used to heat this property	
		Space heating	3625 kWh per year
Estimated yearly energy cost for this property	£1044	Water heating	1704 kWh per year
Potential saving	£561		
The estimated cost shows how m average household would spend for heating, lighting and hot water on how energy is used by the peo property.	in this property r. It is not based	Potential energy sav insulation The assessor did not save energy by install property.	find any opportunities to
The estimated saving is based on making all of the recommendations in <u>how to improve this</u> <u>property's energy performance</u> . For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> ( <u>https://www.simpleenergyadvice.org.uk/</u> ).		You might be able to receive <u>Renewable Heat</u> <u>Incentive payments (https://www.gov.uk/domestic-renewable-heat-incentive)</u> . 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.	
Heating use in this property			

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

## 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 nameJake BarlowTelephone07912045345Emailjbarlow77@hotmail.co.uk

### Accreditation scheme contact details

Accreditation scheme	ECMK
Assessor ID	ECMK301919
Telephone	0333 123 1418
Email	<u>info@ecmk.co.uk</u>
Assessment details	

### Assessment details

Assessor's declaration	No related party
Date of assessment	27 April 2021
Date of certificate	28 April 2021
Type of assessment	<u>RdSAP</u>