Energy performance certificate (EPC) 23, The Lookout PEACEHAVEN BN10 8AA Property type Detached bungalow Total floor area Energy rating Valid until: 2 August 2030 Certificate 0840-2817-7987-2900-2741 Detached bungalow 62 square metres

Rules on letting this property

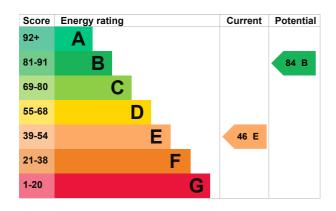
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance for landlords on the regulations and exemptions</u> (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 B.

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

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	Average	
Roof	Pitched, 300 mm loft insulation	Very good	
Window	Fully double glazed	Average	
Main heating	Electric storage heaters	Average	
Main heating control	Manual charge control	Poor	
Hot water	Electric immersion, off-peak	Very poor	
Lighting	Low energy lighting in 71% of fixed outlets	Very good	
Floor	Suspended, no insulation (assumed)	N/A	
Secondary heating	Room heaters, electric	N/A	

Primary energy use

The primary energy use for this property per year is 534 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £1,325 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 £632 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2020** 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:

- 8,083 kWh per year for heating
- 2,344 kWh per year for hot water

Impact on the environment

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

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

Carbon emissions

An average household produces

6 tonnes of CO2

This property produces	5.6 tonnes of CO2
This property's potential production	2.4 tonnes of CO2

You could improve this property's CO2 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.

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (suspended floor)	£800 - £1,200	£186
2. Add additional 80 mm jacket to hot water cylinder	£15 - £30	£65
3. Low energy lighting	£10	£12
4. High heat retention storage heaters	£1,200 - £1,800	£302
5. Solar water heating	£4,000 - £6,000	£67
6. Solar photovoltaic panels	£3,500 - £5,500	£395

Help paying for energy improvements

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

More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency

Who to contact about this certificate

Contacting the assessor

Type of assessment

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Jane Cooper
Telephone	07399806791
Email	jane@jpcooper.net

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	ECMK302918	
Telephone	0333 123 1418	
Email	info@ecmk.co.uk	
About this assessment		
Assessor's declaration	No related party	
Date of assessment	3 August 2020	
Date of certificate	3 August 2020	

RdSAP