# **Energy performance certificate (EPC)**

Total floor area		223 square metres	
Property type	5	Semi-detache	ed house
HASSOCKS BN6 9QL	U	Certificate number:	1234-4522-6300-0625-4202
45 Hassocks Road Hurstpierpoint	Energy rating	Valid until:	4 February 2034

# Rules on letting this property

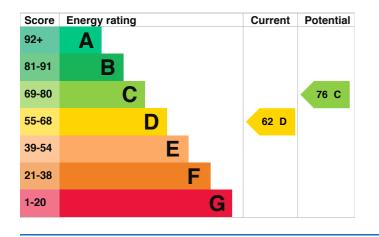
Properties can be let if they have an energy rating from A to E.

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-landlordguidance).

### **Energy rating and score**

This property's energy rating is D. It has the potential to be C.

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	Solid brick, as built, no insulation (assumed)	Poor
Wall	Solid brick, with internal insulation	Good
Roof	Pitched, 100 mm loft insulation	Average
Roof	Roof room(s), insulated	Good
Window	Partial double glazing	Poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

### Primary energy use

The primary energy use for this property per year is 213 kilowatt hours per square metre (kWh/m2).

### How this affects your energy bills

An average household would need to spend £3,376 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 £890 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.

### Heating this property

Estimated energy needed in this property is:

- 29,446 kWh per year for heating
- 2,812 kWh per year for hot water

ent	This property produces	8.6 tonnes of CO2		
pact rating is	This property's potential production	5.2 tonnes of CO2		
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.		
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### Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£659
2. Floor insulation (suspended floor)	£800 - £1,200	£96
3. Draught proofing	£80 - £120	£38
4. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£97
5. Solar photovoltaic panels	£3,500 - £5,500	£651

### 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

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

Assessor's name	Robert Thomas
Telephone	07930 422094
Email	robert@imageplansurveys.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/020813
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

#### About this assessment

Assessor's declaration	No related party
Date of assessment	5 February 2024
Date of certificate	5 February 2024
Type of assessment	RdSAP