# **Energy performance certificate (EPC)**

| Little Washbrook Farm<br>Brighton Road | Energy rating     | Valid until:           | 22 February 2034         |
|--|-------------------|------------------------|--------------------------|
| Hurstpierpoint<br>HASSOCKS<br>BN6 9EF  | E                 | Certificate<br>number: | 4134-5122-9300-0710-5222 |
| Property type                          |                   | Detached hou           | ISE                      |
| Total floor area                       | 265 square metres |                        |                          |

# Rules on letting this property

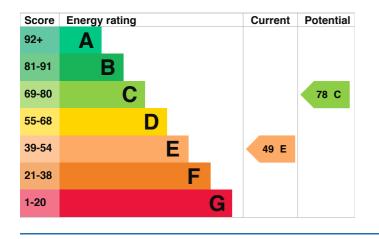
Properties can be let if they have an energy rating from A to E.

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 E. 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      |
| Roof                 | Pitched, no insulation (assumed)               | Very poor |
| Roof                 | Roof room(s), no insulation (assumed)          | Very poor |
| Window               | Partial double glazing                         | Poor      |
| 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 88% of fixed outlets    | Very good |
| Floor                | Solid, 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 292 kilowatt hours per square metre (kWh/m2).

### How this affects your energy bills

An average household would need to spend £5,301 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 £2,673 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:

- 47,823 kWh per year for heating
- 2,834 kWh per year for hot water

| Impact on the envir   | onment          | This property produces  | 14.0 tonnes of CO2     |  |
|---|-----------------|---|------------------------|--|
| This property's environmen<br>E. It has the potential to be   |                 | This property's potential production  | 5.6 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<br>emissions by making the suggested changes.<br>This will help to protect the environment. |                        |  |
| Carbon emissions  |                 | These ratings are based about average occupanc  | •                      |  |
| An average household produces   | 6 tonnes of CO2 | People living at the property may use different amounts of energy.  | erty may use different |  |
| •   |                 |   |                        |  |

# Changes you could make

| Step                                       | Typical installation cost | Typical yearly saving |
|--|---------------------------|-----------------------|
| 1. Flat roof or sloping ceiling insulation | £850 - £1,500             | £371                  |
| 2. Room-in-roof insulation                 | £1,500 - £2,700           | £1,586                |
| 3. Internal or external wall insulation    | £4,000 - £14,000          | £438                  |
| 4. Floor insulation (solid floor)          | £4,000 - £6,000           | £155                  |
| 5. Heating controls (room thermostat)      | £350 - £450               | £123                  |
| 6. Solar photovoltaic panels               | £3,500 - £5,500           | £598                  |

### 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     | 20 February 2024 |
| Date of certificate    | 23 February 2024 |
| Type of assessment     | RdSAP            |