Energy performance certificate (EPC)

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

Rules on letting this property

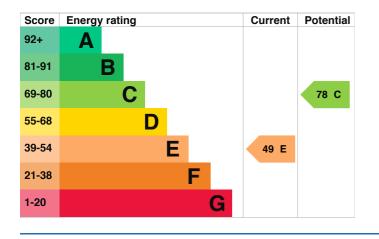
Properties can be let if they have an energy rating from A to E.

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 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 emissions by making the suggested changes. 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