Energy rating

Certificate number

2217-0584-1486-6661-2913

Energy performance certificate (EPC)

Greenways

Scotsford Road

HEATHFIELD

TN218UD

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Valid until 8 June 2035 property **Property type** Detached bungalow **Total floor area** 89 square metres

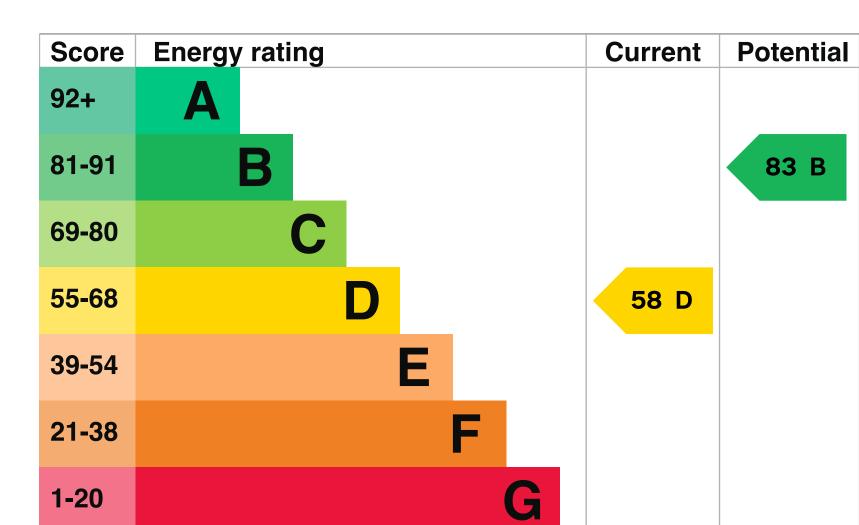
Rules on letting this property

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.

Energy rating and score

This property's energy rating is D. 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.

features the assessor could not inspect.

Assumed ratings are based on the property's age and type. They are used for

Feature	Description	Rating
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 270 mm loft insulation	Good
Window	Fully double glazed	Average
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 17% of fixed outlets	Poor
Floor	Suspended, no insulation (assumed)	N/A
Floor	To unheated space, 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 280 kilowatt hours per square metre (kWh/m2).

► About primary energy use

How this affects your energy bills

An average household would need to spend £1,496 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 £558 per year** if you complete the suggested steps for improving this property's energy rating.

living at the property may use different amounts of energy for heating, hot water and lighting.

This is **based on average costs in 2025** when this EPC was created. People

Heating this property

An average household produces

This property produces

This property's potential

Estimated energy needed in this property is: 12,793 kWh per year for heating

• 2,097 kWh per year for hot water

Impact on the environment This property's environmental impact rating is D. It has the potential to be B.

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

Carbon emissions

6 tonnes of CO2

4.4 tonnes of CO2

1.6 tonnes of CO2

£500 - £1,500

£800 - £1,200

£177

£50

£64

71 C

£3,500 - £5,500

£456

production You could improve this property's CO2 emissions by making the suggested

energy use. People living at the property may use different amounts of energy.

These ratings are based on assumptions about average occupancy and

Steps you could take to save energy ► Do I need to follow these steps in order?

Step 1: Cavity wall insulation

Typical installation cost

changes. This will help to protect the environment.

Typical yearly saving £205 Potential rating after completing 64 D step1 **Step 2: Floor insulation (suspended floor)**

Typical installation cost Typical yearly saving

Potential rating after completing 68 D steps 1 and 2 **Step 3: Low energy lighting**

Typical yearly saving

Typical installation cost

Potential rating after completing 70 C steps 1 to 3 **Step 4: Solar water heating** Typical installation cost £4,000 - £6,000 Typical yearly saving

steps 1 to 4 **Step 5: Replacement glazing units**

Potential rating after completing

Typical installation cost £1,000 - £1,400 Typical yearly saving £68 Potential rating after completing 73 C steps 1 to 5

Typical installation cost Typical yearly saving

Step 6: Solar photovoltaic panels, 2.5 kWp

Potential rating after completing 83 B steps 1 to 6 Advice on making energy saving improvements Get detailed recommendations and cost estimates

Help paying for energy saving improvements You may be eligible for help with the cost of improvements: • Insulation: Great British Insulation Scheme

• Heat pumps and biomass boilers: <u>Boiler Upgrade Scheme</u> • Help from your energy supplier: Energy Company Obligation

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

Who to contact about this certificate

07735773363 Telephone **Email** arnoldkiss.deassessor@yahoo.co.uk

Arnold Kiss

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 ECMK300962 Telephone 03331231418

Email info@ecmk.co.uk **About this assessment Assessor's declaration** No related party

Date of assessment Date of certificate

Assessor's name

9 June 2025 Type of assessment ► RdSAP Other certificates for this property

If you are aware of previous certificates for this property and they are not

or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

listed here, please contact us at mhclg.digital-services@communities.gov.uk

9 June 2025

