## **Energy performance certificate (EPC)**

Fairylee Bluett Avenue SEAVIEW PO34 5HE Energy rating

Valid until:

5 April 2032

Certificate number:

0792-3015-8204-5572-1200

Property type Semi-detached house

Total floor area 166 square metres

### Rules on letting this property



# You may not be able to let this property

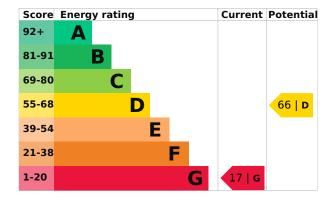
This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be rented if they have an energy rating from A to E. The <u>recommendations section</u> sets out changes you can make to improve the property's rating.

### **Energy efficiency rating** for this property

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

See how to improve this property's energy performance.



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D the average energy score is 60

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## Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Mostly double glazing	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 88% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Portable electric heaters (assumed)	N/A

#### **Primary energy use**

The primary energy use for this property per year is 695 kilowatt hours per square metre (kWh/m2).

#### **Additional information**

Additional information about this property:

- Cavity fill is recommended
- Dwelling may be exposed to wind-driven rain

# **Environmental impact of this property**

This property's current environmental impact rating is G. It has the potential to be E.

Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.

Properties with an A rating produce less CO2 than G rated properties.

An average household produces	6 tonnes of CO2
This property produces	20.0 tonnes of CO2
This property's potential production	7.8 tonnes of CO2

By making the <u>recommended</u> <u>changes</u>, you could reduce this property's CO2 emissions by 12.2 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

#### How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from G (17) to D (66).

Recommendation	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£189
2. Room-in-roof insulation	£1,500 - £2,700	£795
3. Cavity wall insulation	£500 - £1,500	£552
4. Floor insulation (solid floor)	£4,000 - £6,000	£154
5. High heat retention storage heaters	£2,800 - £4,200	£757
6. Solar water heating	£4,000 - £6,000	£84
7. Solar photovoltaic panels	£3,500 - £5,500	£422

#### Paying for energy improvements

<u>Find energy grants and ways to save energy in your home. (https://www.gov.uk/improve-energy-efficiency)</u>

# Estimated energy use and potential savings

Estimated yearly energy cost for this property	£4410
Potential saving	£2531

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The estimated saving is based on making all of the recommendations in how to improve this property's energy performance.

For advice on how to reduce your energy bills visit <u>Simple Energy</u>
<u>Advice</u>
(<a href="https://www.simpleenergyadvice.org.uk/">https://www.simpleenergyadvice.org.uk/</a>).

#### Heating use in this property

Heating a property usually makes up the majority of energy costs.

# Estimated energy used to heat this property

Space heating	34645 kWh per year
Water heating	2324 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Loft insulation	3118 kWh per year
Cavity wall insulation	4849 kWh per year

## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

#### **Assessor contact details**

Assessor's name	Stewart Thomas
Telephone	07802 428103
Email	stewartethomas@yahoo.co.uk

#### **Accreditation scheme contact details**

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/002287
Telephone	01455 883 250
Email	<u>enquiries@elmhurstenergy.co.uk</u>

#### **Assessment details**

Assessor's declaration	No related party
Date of assessment	1 April 2022
Date of certificate	6 April 2022
Type of assessment	RdSAP