Energy performance certificate (EPC)				
50b Cheltenham Road SOUTHEND-ON-SEA SS1 2SA	Energy rating	Valid until: <b>16 June 2032</b> Certificate number: <b>9474-3017-9206-1272-1204</b>		
Property type		Top-floor flat		
Total floor area		52 square metres		

# Rules on letting this property

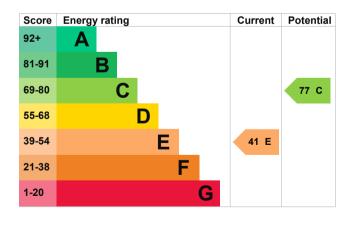
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (<u>https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</u>).

# Energy rating and score

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

<u>See how to improve this property's energy</u> <u>efficiency</u>.



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)	Very poor
Roof	Pitched, 100 mm loft insulation	Average
Window	Fully double glazed	Average
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	Electric immersion, off-peak	Poor
Lighting	Low energy lighting in 50% of fixed outlets	Good
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

### Primary energy use

The primary energy use for this property per year is 480 kilowatt hours per square metre (kWh/m2).

## How this affects your energy bills

An average household would need to spend £1,267 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 £752 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2022** 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:

- 5,938 kWh per year for heating
- 1,850 kWh per year for hot water

This property produces

4.2 tonnes of CO2

# Impact on the environment

This property's current environmental impact rating is E. It has the potential to be D. Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment. <b>Carbon emissions</b>		This property's potential production	2.5 tonnes of CO2
		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
An average household produces	6 tonnes of CO2	These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.	

## Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£78
2. Internal or external wall insulation	£4,000 - £14,000	£454
3. Add additional 80 mm jacket to hot water cylinder	£15 - £30	£18
4. Low energy lighting	£15	£15
5. High heat retention storage heaters	£800 - £1,200	£187

## 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
Telephone
Email

Ashley Seymour 07727555382 ashmourservices@gmail.com

#### Contacting the accreditation scheme

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

Accreditation scheme Assessor's ID Telephone Email Elmhurst Energy Systems Ltd EES/022014 01455 883 250 <u>enquiries@elmhurstenergy.co.uk</u>

### About this assessment

Assessor's declaration Date of assessment Date of certificate Type of assessment No related party 13 June 2022 17 June 2022 RdSAP