Energy performance certificate (EPC) Flat 6 The Old Rectory Vicarage Lane BOGNOR REGIS PO22 7EA Energy rating Valid until: 29 March 2026 Certificate number: 8907-7514-6329-3927-6763 Ground-floor flat Total floor area 66 square metres

Rules on letting this property



You may not be able to let this property

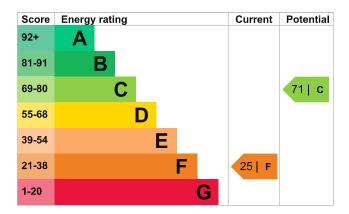
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read <u>guidance for landlords on the regulations and exemptions</u> (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-quidance).

Properties can be let 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 F. It has the potential to be C.

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

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	Solid brick, as built, no insulation (assumed)	Poor
Roof	Flat, no insulation (assumed)	Very poor
Window	Fully double glazed	Good
Main heating	Electric storage heaters	Average
Main heating control	Manual charge control	Poor
Hot water	Electric instantaneous at point of use	Very poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, 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 821 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property		This property produces	9.1 tonnes of CO2
This property's current environmental impact rating is G. It has the potential to be D.		This property's potential production	2.8 tonnes of CO2
Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.		By making the recommend could reduce this property's 6.3 tonnes per year. This we environment.	s CO2 emissions by
Properties with an A rating produce less CO2 than G rated properties.		Environmental impact ratin assumptions about average	_
An average household produces	6 tonnes of CO2	energy use. They may not consumed by the people liv	reflect how energy is

Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from F (25) to C (71).

Step	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£607
2. Internal or external wall insulation	£4,000 - £14,000	£261
3. Floor insulation (solid floor)	£4,000 - £6,000	£94
4. High heat retention storage heaters	£1,200 - £1,800	£94

Paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022)</u>. This will help you buy a more efficient, low carbon heating system for this property.

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

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£1636
Potential saving	£1057

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 potential saving shows how much money you could save if you <u>complete each</u> <u>recommended step in order</u>.

For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> (https://www.gov.uk/improve-energy-efficiency).

Heating use in this property

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

Estimated energy used to heat this property

Type of neating	Estimated energy used
Space heating	16033 kWh per year
Water heating	1195 kWh per year

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Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Solid wall insulation	2903 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

Telephone

Nicholas Brereton

07887 629450

Email

nick@hesl.biz

Accreditation scheme contact details

Accreditation scheme Elmhurst Energy Systems Ltd

Assessor ID EES/010801 Telephone 01455 883 250

Email <u>enquiries@elmhurstenergy.co.uk</u>

Assessment details

Assessor's declaration No related party
Date of assessment 29 March 2016
Date of certificate 30 March 2016

Type of assessment RdSAP