# Energy performance certificate (EPC)

| | | | |
|---|---|---|---|
| Flat 10 Harbour Court<br>Sea Road<br>Barton on Sea<br>NEW MILTON<br>BH25 7NH | Energy rating<br>**D** | Valid until: | 9 November 2024 |
| | | Certificate number: | 8464-7829-2399-7990-4996 |

## Property type

Mid-floor flat

## Total floor area

65 square metres

### Rules on letting this property

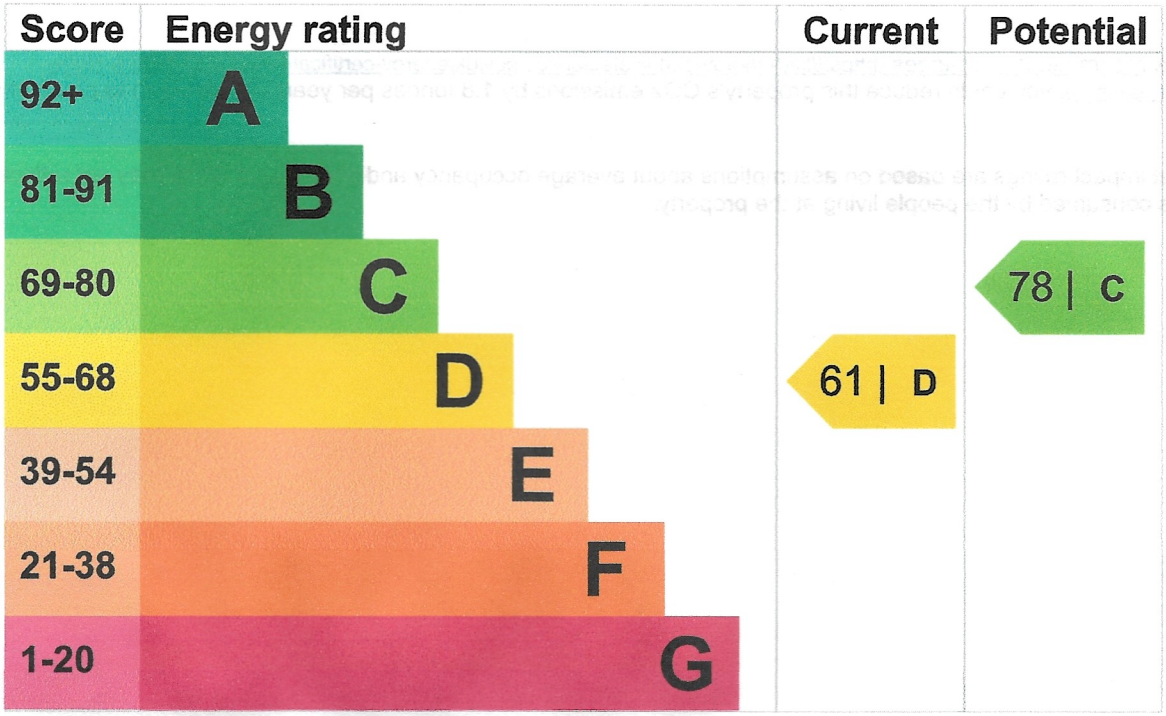
Properties can be let if they have an energy rating from A to E.

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 efficiency rating for this property

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

See how to improve this property's energy performance. (https://find-energy-certificate.service.gov.uk/energy-certificate/8464-7829-2399-7990-4996#recommendations)




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 | Cavity wall, as built, no insulation (assumed) | Poor |
| Wall | Solid brick, as built, no insulation (assumed) | Poor |
| Window | Fully double glazed | Average |

| Feature | Description | Rating |
|---|---|---|
| Main heating | Electric storage heaters | Average |
| Main heating control | Manual charge control | Poor |
| Hot water | Electric immersion, off-peak | Average |
| Lighting | No low energy lighting | Very poor |
| Roof | (another dwelling above) | N/A |
| Floor | (other premises below) | N/A |
| Secondary heating | Room heaters, electric | N/A |

# Primary energy use

The primary energy use for this property per year is 397 kilowatt hours per square metre (kWh/m2).

▶ What is primary energy use?

# Additional information

Additional information about this property:

- Dual electricity meter selected but there is also an electricity meter for standard tariff
  The assessment has been done on the basis of an off-peak electricity tariff. However some heating or hot water appliances may be on the standard domestic tariff.

- Cavity fill is recommended
- Dwelling has access issues for cavity wall insulation
- Dwelling may be exposed to wind-driven rain

### Environmental impact of this property

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

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

4.6 tonnes of CO2

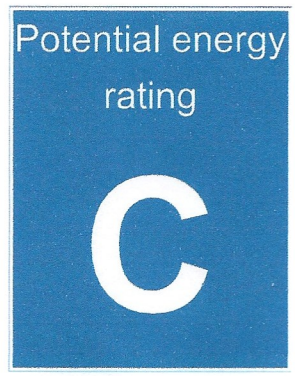
### This property's potential production

2.8 tonnes of CO2

**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 D (61) to C (78).




▶ Do I need to follow these steps in order?

## Step 1: Cavity wall insulation

### Typical installation cost

£500 - £1,500

### Typical yearly saving

£234

### Potential rating after completing step 1

73 | C

## Step 2: Low energy lighting

### Typical installation cost

£35

### Typical yearly saving

£36

### Potential rating after completing steps 1 and 2

74 | C

## Step 3: Fan assisted storage heaters and dual immersion cylinder

### Typical installation cost

£900 - £1,200

### Typical yearly saving

£80

## Potential rating after completing steps 1 to 3

78 | C

# Paying for energy improvements

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

### Estimated energy use and potential savings

## Estimated yearly energy cost for this property

£774

## Potential saving

£350

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 complete each recommended step in order (https://find-energy-certificate.service.gov.uk/energy-certificate/8464-7829-2399-7990-4996#recommendations).

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

# Heating use in this property

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

## Estimated energy used to heat this property

| Type of heating | Estimated energy used |
|---|---|
| Space heating | 6334 kWh per year |
| Water heating | 1885 kWh per year |

## Potential energy savings by installing insulation

| Type of insulation | Amount of energy saved |
|---|---|
| Cavity wall insulation | 2971 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**
Andrew Spencer

**Telephone**
07836 500049

**Email**
aandysspencer@hotmail.co.uk

## Accreditation scheme contact details

**Accreditation scheme**
NHER

**Assessor ID**
SAVA001261

**Telephone**
01455 883 250

**Email**
enquiries@elmhurstenergy.co.uk

## Assessment details

**Assessor's declaration**
No related party

**Date of assessment**
10 November 2014

**Date of certificate**
10 November 2014

**Type of assessment**
▶ RdSAP