

Energy performance certificate (EPC)

Certificate contents

- [Rules on letting this property](#)
- [Energy performance rating for this property](#)
- [Breakdown of property's energy performance](#)
- [Environmental impact of this property](#)
- [Improve this property's energy performance](#)
- [Estimated energy use and potential savings](#)
- [Contacting the assessor and accreditation scheme](#)
- [Other certificates for this property](#)

Share this certificate

- [Email](#)
- [Copy link to clipboard](#)
- [Print](#)

Basement Flat
121 Emmanuel Road
HASTINGS
TN34 3LE

Energy rating

E

Valid until

7 February 2026

Certificate number

0445-2825-7028-9306-4765

Property type

Basement flat

Total floor area

42 square metres

Rules on letting this property

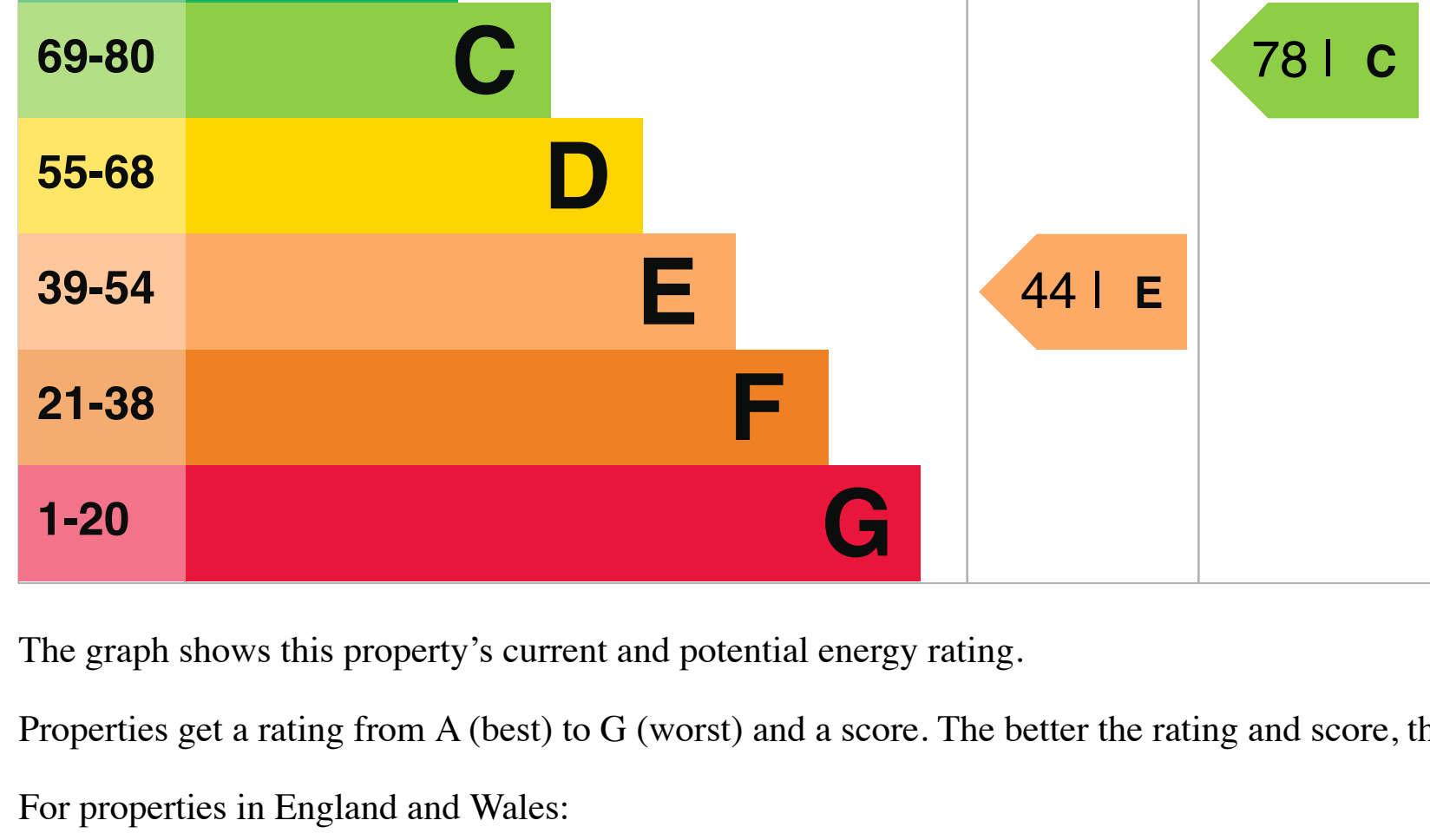
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy efficiency rating for this property

This property's current energy rating is E. 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 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

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)	Very poor
Roof	Flat, no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Room heaters, electric	Very poor
Main heating control	Appliance thermostats	Good
Hot water	Gas boiler/circulator	Average
Lighting	Low energy lighting in 20% of fixed outlets	Poor
Roof	(another dwelling above)	N/A
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 432 kilowatt hours per square metre (kWh/m2).

- What is primary energy use?

Environmental impact of this property

This property's current environmental impact rating is E. 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. CO2 harms the environment.

An average household produces

6 tonnes of CO2

This property produces

3.1 tonnes of CO2

This property's potential production

1.2 tonnes of CO2

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

Improve this property's energy rating

Follow these steps to improve the energy rating and score.

- Do I need to follow these steps in order?

Step 1: Flat roof or sloping ceiling insulation

Typical installation cost

£850 - £1,500

Typical yearly saving

£21

Potential rating after completing step 1

45 EE

Step 2: Internal or external wall insulation

Typical installation cost

£4,000 - £14,000

Typical yearly saving

£204

Potential rating after completing steps 1 and 2

57 DD

Step 3: Floor insulation (suspended floor)

Typical installation cost

£800 - £1,200

Typical yearly saving

£73

Potential rating after completing steps 1 to 3

62 DD

Step 4: Low energy lighting

Typical installation cost

£20

Typical yearly saving

£17

Potential rating after completing steps 1 to 4

63 DD

Step 5: Gas condensing boiler

Typical installation cost

£3,000 - £7,000

Typical yearly saving

£232

Potential rating after completing steps 1 to 5

78 CC

Paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme](#). This will help you buy a more efficient, low carbon heating system for this property.

Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property

£897

Potential saving if you complete every step in order

£546

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.

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 4886 kWh per year

Water heating 1144 kWh per year

Potential energy savings by installing insulation

Type of insulation Amount of energy saved

Solid wall insulation 1493 kWh per year

Saving energy in this property

[Find ways to save energy in your home](#).

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

Nicholas Reed

Telephone

01424 863303

Email

nick@meridiansurveyors.co.uk

Accreditation scheme contact details

Accreditation scheme

Quidos Limited

Assessor ID

QUID203032

Telephone

01225 667 570

Email

info@quidos.co.uk

Assessment details

Assessor's declaration

No related party

Date of assessment

5 February 2016

Date of certificate

8 February 2016

Type of assessment

- Show information about the RdSAP

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

Support links

- [Accessibility statement](#)
- [Cookies on our service](#)
- [Give feedback](#)
- [Service performance](#)