Energy performance certificate (EPC)			
2a Suncourt Villas Brockhurst Road GOSPORT PO12 3BH	Energy rating	Valid until: 3 March 2029 Certificate number: 0248-1098-7287-4011-8994	
Property type		Top-floor flat	
Total floor area		48 square metres	

# Rules on letting this property

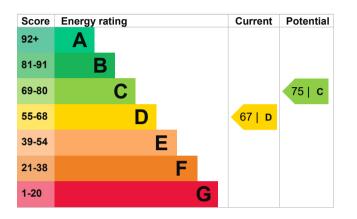
Properties can be let if they have an energy rating from A to E.

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

# Energy efficiency rating for this property

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

<u>See how to improve this property's energy</u> 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	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 75 mm loft insulation	Average
Roof	Flat, no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Room heaters, mains gas	Good
Main heating control	Appliance thermostats	Good
Hot water	Gas multipoint	Average
Lighting	Low energy lighting in 50% of fixed outlets	Good
Floor	(another dwelling below)	N/A
Secondary heating	Room heaters, wood logs	N/A

### Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

• Biomass secondary heating

### Primary energy use

The primary energy use for this property per year is 224 kilowatt hours per square metre (kWh/m2).

### Additional information

Additional information about this property:

Cavity fill is recommended

Environmental impact property	of this	This property produces	1.7 tonnes of CO2
This property's current environ rating is C. It has the potential	•	This property's potential production	1.2 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 <u>recommended changes</u> , you could reduce this property's CO2 emissions by 0.5 tonnes per year. This will help to protect the environment.	
Properties with an A rating produce less CO2			
than G rated properties. An average household produces	6 tonnes of CO2	Environmental impact rating assumptions about average energy use. They may not r consumed by the people liv	e occupancy and 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 D (67) to C (75).

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£29
2. Flat roof or sloping ceiling insulation	£850 - £1,500	£38
3. Cavity wall insulation	£500 - £1,500	£41
4. Low energy lighting	£15	£16

### 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.

# Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£474
Potential saving if you complete every step in order	£124

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	4036 kWh per year
Water heating	1208 kWh per year
Potential energy insulation	savings by installing
Type of insulation	Amount of energy saved
Loft insulation	460 kWh per year
Cavity wall insulation	608 kWh per year

### Saving energy in this property

Find ways to save energy in your home by visiting <u>www.gov.uk/improve-energy-efficiency</u>.

### 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	
Email	

Spiro Makazliev 07585953438 makazsolutions@gmail.com

### Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

### Assessment details

Assessor's declaration Date of assessment Date of certificate Type of assessment EES/011604 01455 883 250 enquiries@elmhurstenergy.co.uk

Elmhurst Energy Systems Ltd

No related party 4 March 2019 4 March 2019 RdSAP