Energy performance certificate (EPC)		
Flat 9 The Lawns St. Marys Close EASTBOURNE BN22 0ND	Energy rating	Valid until: 5 March 2034 Certificate number: 9500-8690-0522-3300-3743
Property type		Mid-floor flat
Total floor area		69 square metres

## Rules on letting this property

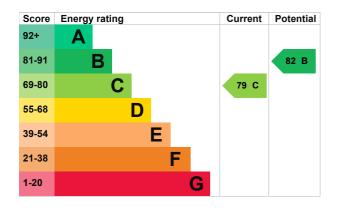
Properties can be let if they have an energy rating from A to E.

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

### **Energy rating and score**

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

See how to improve this property's energy efficiency.



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	Cavity wall, as built, no insulation (assumed)	Poor
Window	Mostly double glazing	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

### Primary energy use

The primary energy use for this property per year is 119 kilowatt hours per square metre (kWh/m2).

### **Additional information**

Additional information about this property:

· Cavity fill is recommended

# How this affects your energy bills

An average household would need to spend **£678 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 £85 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** 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:

- 2,791 kWh per year for heating
- 2,045 kWh per year for hot water

Impact on the environment		This property produces	1.5 tonnes of CO2
This property's environme B. It has the potential to be	, <u> </u>	This property's potential production	1.2 tonnes of CO2
Properties get a rating fror (worst) on how much carb they produce each year.		You could improve this pre emissions by making the This will help to protect th	suggested changes.
<b>Carbon emissions</b> An average household produces	6 tonnes of CO2	These ratings are based of about average occupancy People living at the prope amounts of energy.	and energy use.

## Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£85

#### 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	Edoardo Corro
Telephone	01323 738535
Email	edcorro@idea-southern.com

#### Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/001392
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

### About this assessment

Assessor's declaration	No related party
Date of assessment	1 March 2024
Date of certificate	6 March 2024
Type of assessment	RdSAP