Energy performance certificate (EPC)			
Flat 12 St. Annes Court Howard Place BRIGHTON BN1 3UP	Energy rating	Valid until:	11 June 2029
		Certificate number:	2728-9091-6245-7891-2970
Property type	Ν	/lid-floor flat	
Total floor area	2	2 square metres	

# Rules on letting this property

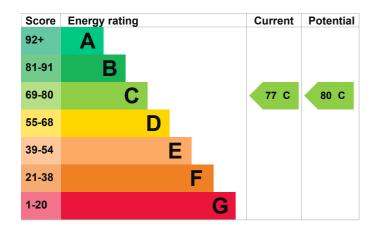
Properties can be let if they have an energy rating from A to E.

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 rating and score**

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

<u>See how to improve this property's energy</u> <u>efficiency</u>.



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, insulated (assumed)	Good
Wall	Solid brick, as built, insulated (assumed)	Good
Window	Fully double glazed	Average
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	Electric instantaneous at point of use	Very poor
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 257 kilowatt hours per square metre (kWh/m2).

## How this affects your energy bills

An average household would need to spend **£318 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 £44 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2019** 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:

- 915 kWh per year for heating
- 834 kWh per year for hot water

## Impact on the environment

This property produces	1.0 tonnes of CO2	
This property's potential production	1.0 tonnes of CO2	
You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.		
These ratings are based on a average occupancy and ener	gy use. People living at	
the property may use different amounts of energy		
	This property's potential production You could improve this prope making the suggested chang protect the environment. These ratings are based on a average occupancy and ener	

## Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. High heat retention storage heaters	£400 - £600	£45

#### Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

## Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

• Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)

# 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	Freddie Pearce
Telephone	07341 479399
Email	fpearce1@outlook.com

### Contacting the accreditation scheme

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

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO025909
Telephone	0330 124 9660
Email	certification@stroma.com

### About this assessment

Assessor's declaration	No related party	
Date of assessment	22 May 2019	
Date of certificate	12 June 2019	
Type of assessment	RdSAP	