**Energy performance certificate (EPC)**

|  |  |  |
| --- | --- | --- |
| 22, Cuckmere Drive Stone Cross PEVENSEY  BN24 5PT | Energy rating  **D** | Valid until: **26 October 2025** |
| Certificate number: **8865-6520-8439-8913-8926** |

Property type Detached house

Total floor area 92 square metres

# Rules on letting this property

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

You can read  [g uidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) [private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)](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 D. It has the potential to be B.

See how to improve this property ’s energy efficiency.

**G**

**1-20**

**F**

**21-38**

**E**

**39-54**

**D**

**55-68**

**C**

**69-80**

**B**

**81-91**

**86 B**

**64 D**

**A**

**92+**

**Potential**

**Current**

**Energy rating**

**Score**

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

## 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**  Wall | **Description**  Cavity wall, filled cavity | **Rating**  Good |
| Roof | Pitched, 150 mm loft insulation | Good |
| Window | Fully double glazed | Average |
| Main heating | Boiler and radiators, mains gas | Good |
| Main heating control | Programmer, room thermostat and TRVs | Good |
| Hot water | From main system | Average |
| Lighting | Low energy lighting in 33% of fixed outlets | Average |
| Floor | Solid, limited insulation (assumed) | N/A |
| Secondary heating  **Primary energy use** | None | N/A |

The primary energy use for this property per year is 227 kilowatt hours per square metre (kWh/m2).

# How this affects your energy bills

An average household would need to spend **£868 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 £300 per year** if you complete the suggested steps for improving this property’s energy rating.

This is **based on average costs in 2015** 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:

7,075 kWh per year for heating 3,051 kWh per year for hot water

# Impact on the environment

This property produces 3.7 tonnes of CO2

This property’s environmental impact rating is D. It has the potential to be B.

This property’s potential production

1.2 tonnes of CO2

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

## Carbon emissions

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 assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

An average household produces

6 tonnes of CO2

|  |  |  |
| --- | --- | --- |
| **Steps you could take to save energy** |  | |
| **Step** | **Typical installation cost** | **Typical yearly saving** |
| **1. Floor insulation (solid floor)** | £4,000 - £6,000 | £29 |
| **2. Add additional 80 mm jacket to hot water cylinder** | £15 - £30 | £13 |
| **3. Low energy lighting** | £40 | £34 |
| **4. Condensing boiler** | £2,200 - £3,000 | £148 |
| **5. Solar water heating** | £4,000 - £6,000 | £50 |
| **6. Replacement glazing units** | £1,000 - £1,400 | £25 |
| **7. Solar photovoltaic panels** | £5,000 - £8,000 | £303 |

## Advice on making energy saving improvements

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

## Help paying for energy saving improvements

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

Insulation: [Great British Insulation Scheme (www.gov.uk/apply -great-british-insulation-scheme)](https://www.gov.uk/apply-great-british-insulation-scheme)

Heat pumps and biomass boilers: [Boiler Upgrade Scheme (www.gov.uk/apply -boiler-upgrade-scheme)](https://www.gov.uk/apply-boiler-upgrade-scheme) Help from your energy supplier: [Energy Company Obligation (www.gov.uk/energy -company-obligation)](https://www.gov.uk/energy-company-obligation)

## 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 Paul Forte

Telephone 01323 738535

Email [paulforte@ idea-southern.com](mailto:paulforte@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/002839

Telephone 01455 883 250

Email [enquiries@elmhurstenerg y.co.uk](mailto:enquiries@elmhurstenergy.co.uk)

## About this assessment

Assessor’s declaration No related party

Date of assessment 27 October 2015

Date of certificate 27 October 2015

Type of assessment RdSAP