# **Energy performance certificate (EPC)**

26 Eaton Court Eaton Gardens HOVE BN3 3PL Energy rating

Valid until: 14 July 2032

Certificate number:

7000-7254-2522-5292-0323

Property type Mid-floor flat

Total floor area 69 square metres

## Rules on letting this property

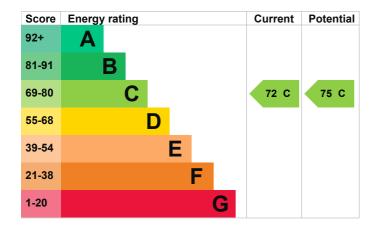
Properties can be let if they have an energy rating from A to E.

You can read 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.

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, filled cavity	Average
Wall	Solid brick, as built, no insulation (assumed)	Poor
Window	Fully double glazed	Good
Main heating	Community scheme	Good
Main heating control	Flat rate charging, no thermostatic control of room temperature	Very poor
Hot water	Community scheme	Good
Lighting	Low energy lighting in 38% of fixed outlets	Average
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 199 kilowatt hours per square metre (kWh/m2).

## How this affects your energy bills

An average household would need to spend £541 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 £64 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2022** 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:

- 3,009 kWh per year for heating
- 3,597 kWh per year for hot water

#### Impact on the environment This property produces 2.4 tonnes of CO2 This property's potential 2.2 tonnes of CO2 This property's environmental impact rating is C. It production has the potential to be C. Properties get a rating from A (best) to G (worst) on You could improve this property's CO2 emissions by how much carbon dioxide (CO2) they produce each making the suggested changes. This will help to year. protect the environment. These ratings are based on assumptions about

### **Carbon emissions**

An average household produces

6 tonnes of CO2

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

## Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£30
2. Low energy lighting	£25	£35

### 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	Danielle Pinker
Telephone	07714744423
Email	whitecliffsenergy@gmail.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	STRO032334	
Telephone	0330 124 9660	
Email	certification@stroma.com	
About this assessment		
Assessor's declaration	Employed by the professional dealing with the property transaction	
Date of assessment	15 July 2022	
Date of certificate	15 July 2022	
Type of assessment	RdSAP	