## **Energy performance certificate (EPC)**

12 Rectory Close
Glebe Villas
HOVE
BN3 5SS

Energy rating
Valid until: 9 January 2034

Certificate number:

Valid until: 9 January 2034

Certificate number:

Property type Top-floor maisonette

**Total floor area** 65 square metres

#### Rules on letting this property

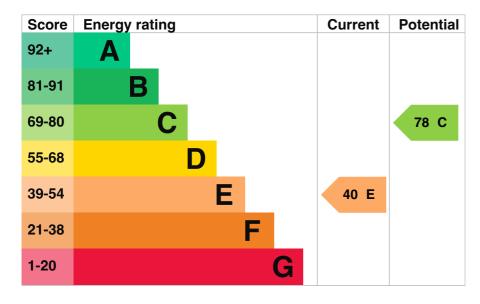
Properties can be let if they have an energy rating from A to E.

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 E. 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, as built, partial insulation (assumed)	Average
Roof	Pitched, 75 mm loft insulation	Average
Window	Fully double glazed	Average
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	Electric immersion, standard tariff	Very poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

#### Primary energy use

The primary energy use for this property per year is 375 kilowatt hours per square metre (kWh/m2).

About primary energy use

#### **Additional information**

Additional information about this property:

· Cavity fill is recommended

#### How this affects your energy bills

An average household would need to spend £2,896 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 £1,991 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:

- 5,208 kWh per year for heating
- 2,373 kWh per year for hot water

#### Impact on the environment

This property's environmental impact rating is E. It has the potential to be D.

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

#### Carbon emissions

# An average household produces 6 tonnes of CO2 This property produces 4.1 tonnes of CO2 This property's potential production 2.9 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 assumptions about average occupancy and energy use. People living at the property may use different amounts of en	ergy.

▶ Do I need to follow these steps in order?

## Step 1: Increase loft insulation to 270 mm

Typical installation cost	£100 - £350
Typical yearly saving	£327
Potential rating after completing step 1	47 E

## Step 2: Cavity wall insulation

Typical installation cost	£500 - £1,500
Typical yearly saving	£481
Potential rating after completing steps 1 and 2	57 D

## Step 3: Hot water cylinder insulation

Add additional 80 mm jacket to hot water cylinder

Typical installation cost	£15 - £30
Typical yearly saving	£134
Potential rating after completing steps 1 to 3	59 D

### Step 4: High heat retention storage heaters

Typical installation cost	£1,200 - £1,800
Typical yearly saving	£1,049
Potential rating after completing steps 1 to 4	78 C

## Help paying for energy improvements

You might be able to get a grant from the Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme). 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.

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	Richard Hurley
Telephone	01273 974017
Email	info@bespokepropertymarketing.co.uk

### Contacting the accreditation scheme

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

Accreditation scheme	Quidos Limited
Assessor's ID	QUID202760
Telephone	01225 667 570
Email	info@quidos.co.uk

#### About this assessment

Assessor's declaration	No related party
Date of assessment	4 January 2024
Date of certificate	10 January 2024
Type of assessment	► RdSAP

#### Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at <u>dluhc.digital-services@levellingup.gov.uk</u> or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number	2000-5709-8040-6209-4205 (/energy-certificate/2000-5709-8040-6209-4205)
Valid until	7 January 2034
Certificate number	7208-9094-6217-8359-4994 (/energy-certificate/7208-9094-6217-8359-4994)
Expired on	1 April 2021

Help (/help) Accessibility (/accessibility-statement) Cookies (/cookies)

Give feedback (https://forms.office.com/e/hUnC3Xq1T4) Service performance (/service-performance)

#### **OGL**

All content is available under the <u>Open Government Licence v3.0 (https://www.nationalarchives.gov.uk/doc/opengovernment-licence/version/3/)</u>, except where otherwise stated



ht (https://www.nationalarchives.gov.uk/information-management/re-using-public-sector-information/uk-government-licensing-frameworl