

Energy performance certificate (EPC)

| | | |
|---------------------------------------|---|---------------------------|
| 21a, Elm Grove BRIGHTON BN2 3ET | | Energy rating D |
| Valid until 24 May 2023 | Certificate number 2978-5022-7248-1937-0960 | |

Property type

Basement flat

Total floor area

34 square metres

Rules on letting this property

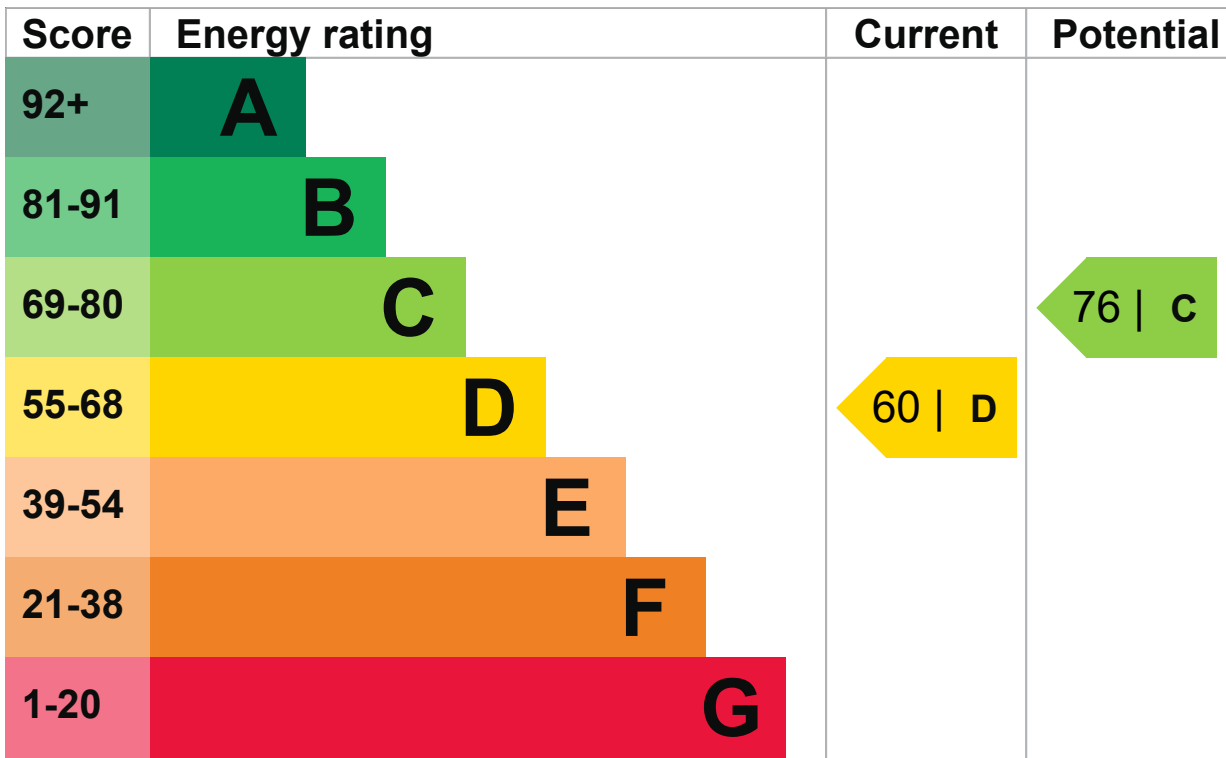
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

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

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

| Feature | Description | Rating |
|--------------|--|-----------|
| Wall | Solid brick, as built, no insulation (assumed) | Very poor |
| Window | Fully double glazed | Average |
| Main heating | Electric storage heaters | Average |

| Feature | Description | Rating |
|----------------------|---|--------|
| Main heating control | Manual charge control | Poor |
| Hot water | Electric immersion, off-peak | Poor |
| Lighting | Low energy lighting in 50% of fixed outlets | Good |
| Roof | (another dwelling above) | N/A |
| Floor | Suspended, no insulation (assumed) | N/A |
| Secondary heating | Portable electric heaters (assumed) | N/A |

Primary energy use

The primary energy use for this property per year is 509 kilowatt hours per square metre (kWh/m²).

► [What is primary energy use?](#)

Additional information

Additional information about this property:

Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO₂). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO₂ emissions.

An average household produces

6 tonnes of CO₂

This property produces

3.1 tonnes of CO₂

This property's potential production

1.7 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 1.4 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from D (60) to C (76).

► [What is an energy rating?](#)



Recommendation 1: Internal or external wall insulation

Internal or external wall insulation

Typical installation cost

Â£4,000 - Â£14,000

Typical yearly saving

£65

Potential rating after carrying out recommendation 1

66 | D

Recommendation 2: Floor insulation

Floor insulation

Typical installation cost

Â£800 - Â£1,200

Typical yearly saving

£51

Potential rating after carrying out recommendations 1 and 2

70 | C

Recommendation 3: Hot water cylinder insulation

Add additional 80 mm jacket to hot water cylinder

Typical installation cost

Â£15 - Â£30

Typical yearly saving

£19

Potential rating after carrying out recommendations 1 to 3

72 | C

Recommendation 4: Low energy lighting

Low energy lighting

Typical installation cost

Â£10

Typical yearly saving

£10

Potential rating after carrying out recommendations 1 to 4

72 | C

Recommendation 5: Fan assisted storage heaters and dual immersion cylinder

Fan assisted storage heaters and dual immersion cylinder

Typical installation cost

Â£300 - Â£400

Typical yearly saving

£20

Potential rating after carrying out recommendations 1 to 5

74 | C

Recommendation 6: High performance external doors

High performance external doors

Typical installation cost

Â£1,000

Typical yearly saving

£18

Potential rating after carrying out recommendations 1 to 6

76 | C

Paying for energy improvements

[Find energy grants and ways to save energy in your home. \(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings

Estimated yearly energy cost for this property

£539

Potential saving

£208

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice \(https://www.simpleenergyadvice.org.uk/\)](https://www.simpleenergyadvice.org.uk/).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Space heating

4013 kWh per year

Water heating

1658 kWh per year

Potential energy savings by installing insulation

Type of insulation

Amount of energy saved

Solid wall insulation

1060 kWh per year

You might be able to receive [Renewable Heat Incentive payments \(https://www.gov.uk/domestic-renewable-heat-incentive\)](https://www.gov.uk/domestic-renewable-heat-incentive). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name

Claire Sherwood

Telephone

01273 608221

Email

claire@sherwood-solicitors.co.uk

Accreditation scheme contact details

Accreditation scheme

BRE

Assessor ID

BREC200014

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration

No related party

Date of assessment

23 August 2013

Date of certificate

25 May 2013

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 mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.