Energy performance certificate (EPC)			
Flat 3 Leigh Court East Bracklesham Drive CHICHESTER PO20 8QU	Energy rating	Valid until: 5 July 2032 Certificate number: 0352-1021-6263-3342-8204	
Property type	Mid-floor flat		
Total floor area		70 square metres	

Rules on letting this property

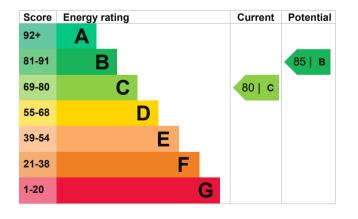
Properties can be rented if they have an energy rating from A to E.

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).

Energy efficiency rating for this property

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

<u>See how to improve this property's energy</u> 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	Cavity wall, as built, partial insulation (assumed)	Average
Window	Fully double glazed	Good
Main heating	Electric storage heaters	Average
Main heating control	Manual charge control	Poor
Hot water	Electric immersion, off-peak	Average
Lighting	Low energy lighting in 50% of fixed outlets	Good
Roof	(another dwelling above)	N/A
Floor	(another dwelling below)	N/A
Secondary heating	Portable electric heaters (assumed)	N/A

Primary energy use

The primary energy use for this property per year is 190 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

• Cavity fill is recommended

Environmental impact of this property	This property produces	2.3 tonnes of CO2	
This property's current environmental imp rating is C. It has the potential to be C.	act This property's potential production	1.7 tonnes of CO2	
Properties are rated in a scale from A to C based on how much carbon dioxide (CO2 produce.	they could reduce this propert 0.6 tonnes per year. This environment.	By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 0.6 tonnes per year. This will help to protect the environment.	
Properties with an A rating produce less (02		
than G rated properties. An average household 6 tonnes	Environmental impact rat assumptions about avera of CO2 energy use. They may no	age occupancy and	
produces	consumed by the people	consumed by the people living at the property.	

Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from C (80) to B (85).

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£82
2. Low energy lighting	£15	£28
3. High heat retention storage heaters	£1,200 - £1,800	£30

Paying for energy improvements

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

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£524
Potential saving	£141

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 potential saving shows how much money you could save if you <u>complete each</u> recommended step in order.

For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> (<u>https://www.simpleenergyadvice.org.uk/</u>).

Heating use in this property

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

Estimated energy used to heat this property

Type of heating	Estimated energy used	
Space heating	1931 kWh per year	
Water heating	1937 kWh per year	
Potential energy savings by installing insulation		
Type of insulation	Amount of energy saved	
Cavity wall insulation	737 kWh per year	

Contacting the assessor and accreditation scheme

This EPC was created by a gualified 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	Ricards Gravitis
Telephone	01329750073
Email	rich@emzo-marketing.

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

.co.uk

Stroma Certification Ltd STRO036784 0330 124 9660 certification@stroma.com

No related party 5 July 2022 6 July 2022 RdSAP