Energy performance certificate (EPC)		
Fair Light East Bracklesham Drive Bracklesham Bay CHICHESTER PO20 8JW	Energy rating	Valid until: 18 November 2024 Certificate number: 8904-7129-3929-9028-0992
Property type		Detached house
Total floor area		162 square metres

Rules on letting this property

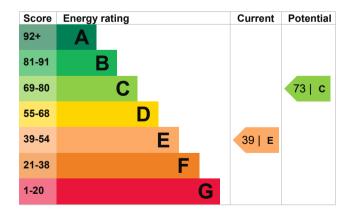
Properties can be rented if they have an energy rating from A to E.

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 E. It has the potential to be C.

<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, no insulation (assumed)	Poor
Wall	Timber frame, as built, no insulation (assumed)	Very poor
Roof	Pitched, 100 mm loft insulation	Average
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	Electric immersion, standard tariff	Very poor
Lighting	Low energy lighting in 83% of fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

Primary energy use

The primary energy use for this property per year is 329 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

- Cavity fill is recommended
- Dwelling may be exposed to wind-driven rain

Environmental impact of this property		This property produces	10.0 tonnes of CO2
This property's current environmental impact rating is F. It has the potential to be C.		This property's potential production	4.2 tonnes of CO2
Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.		By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 5.8 tonnes per year. This will help to protect the environment.	
Properties with an A rating pro	duce less CO2	environment.	
than G rated properties.		Environmental impact ratin assumptions about averag	•
An average household produces	6 tonnes of CO2	energy use. They may not reflect how ene consumed by the people living at the prop	

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 E(39) to C(73).

Recommendation	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£66.41
2. Cavity wall insulation	£500 - £1,500	£413.78
3. Floor insulation	£800 - £1,200	£146.86
4. Heating controls (room thermostat)	£350 - £450	£76.06
5. Condensing boiler	£2,200 - £3,000	£221.88
6. Solar water heating	£4,000 - £6,000	£153.50
7. Solar photovoltaic panels	£9,000 - £14,000	£270.59

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	£2326
Potential saving	£1079

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/).

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	24208 kWh per year
Water heating	2311 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Loft insulation	912 kWh per year
Cavity wall insulation	5684 kWh per year

You might be able to receive Renewable Heat Incentive payments (https://www.gov.uk/domesticrenewable-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	
Telephone	
Email	

Nicholas Illman 07721522309 nickillman@hotmail.com

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

Stroma Certification Ltd STRO010620 0330 124 9660 certification@stroma.com

No related party 18 November 2014 19 November 2014 RdSAP