Energy performance certificate (EPC)

Flat 8 Samleigh Court 66-68 Knyveton Road BOURNEMOUTH BH1 3QX	Energy rating **E**	Valid until: **9 March 2033** Certificate number: **9737-4927-4200-0250-4296**

roperty type

id-floor flat

otal floor area

l square metres

ules on letting this property

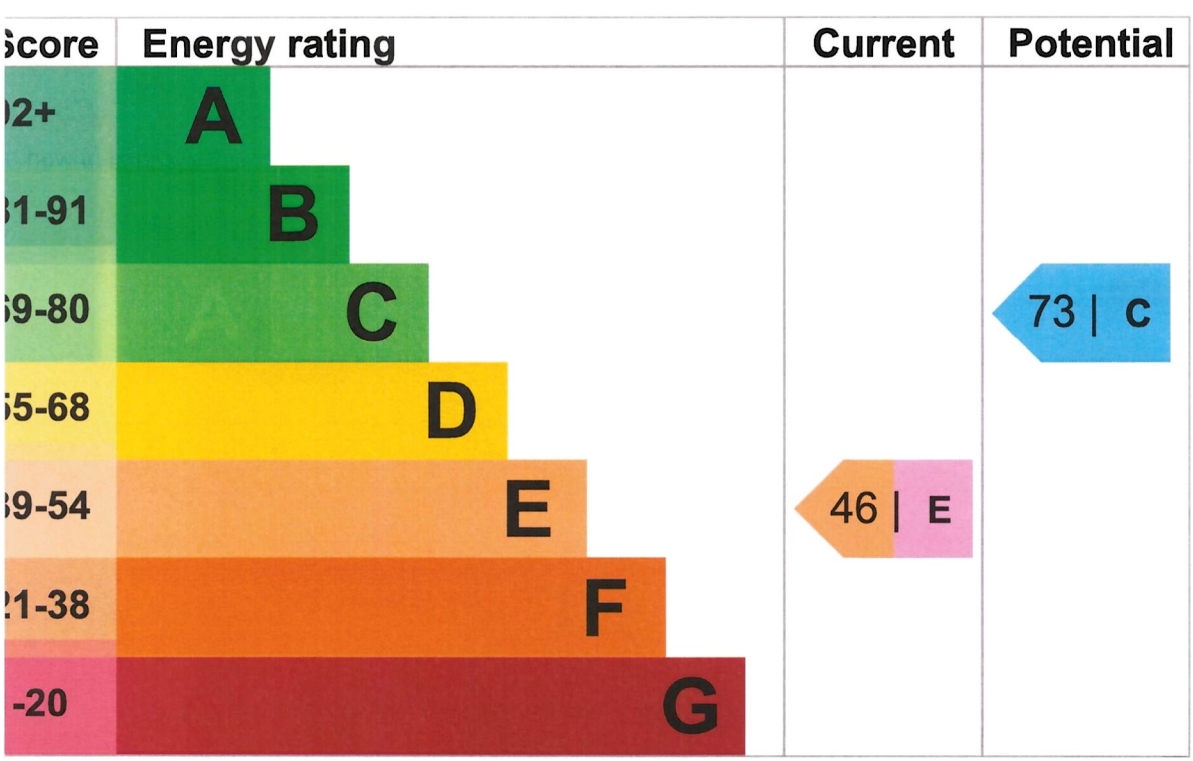
operties can be let if they have an energy rating from A to E.

u can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimun ergy-efficiency-standard-landlord-guidance).

nergy efficiency rating for this property

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

e how to improve this property's energy performance.



e graph shows this property's current and potential energy rating.

operties 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.

- the average energy rating is D
- the average energy score is 60

eakdown of property's energy performance

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

ch feature is assessed as one of the following:

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

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

ature	Description	Rating
ıll	Cavity wall, as built, no insulation (assumed)	Poor
ıll	Timber frame, as built, no insulation (assumed)	Poor
ndow	Fully double glazed	Average
ıin heating	Room heaters, electric	Very poor
ıin heating control	Programmer and appliance thermostats	Good
t water	Electric immersion, off-peak	Poor
ıhting	Low energy lighting in all fixed outlets	Very good
of	(another dwelling above)	N/A
›or	(another dwelling below)	N/A
condary heating	None	N/A

rimary energy use

e primary energy use for this property per year is 439 kilowatt hours per square metre (kWh/m2).

What is primary energy use?

dditional information

ditional information about this property:

- Cavity fill is recommended

ıvironmental impact of this property

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

operties get a rating from A (best) to G (worst) on how much carbon dioxide (CO_2) they produce each year. CO_2 harms the environme

A average household produces

6 tonnes of CO

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his property produces

3.8 tonnes of CO

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his property's potential production

2.9 tonnes of CO

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u could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

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

llow these steps to improve the energy rating and score.

Do I need to follow these steps in order?

tep 1: Cavity wall insulation

ypical installation cost

£500 - £1,5(

ypical yearly saving

£6:

otential rating after completing step 1

61 | D

tep 2: High heat retention storage heaters

ypical installation cost

£800 - £1,2(

ypical yearly saving

£6!

otential rating after completing steps 1 and 2

73 | C

aying for energy improvements

u 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 re efficient, low carbon heating system for this property.

stimated energy use and potential savings

sed on average energy costs when this EPC was created:

stimated yearly energy cost for this property

£22(

otential saving if you complete every step in order

£12

e estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not bas

eating use in this property

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

stimated energy used to heat this property

pe of heating	Estimated energy used
ace heating	5499 kWh per year
ater heating	1625 kWh per year

otential energy savings by installing insulation

pe of insulation	Amount of energy saved
vity wall insulation	1970 kWh per year

aving energy in this property

d ways to save energy in your home.

ntacting the assessor and accreditation scheme

is EPC was created by a qualified energy assessor.

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

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

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

ssessor contact details

ssessor's name
ark Green

elephone
7894222375

mail
ocgreenenergy@gmail.com

ccreditation scheme contact details

ccreditation scheme
mhurst Energy Systems Ltd

ssessor ID
ES/007200

elephone
1455 883 250

nquiries@elmhurstenergy.co.uk

ssessment details

ssessor's declaration

o related party

ate of assessment

) March 2023

ate of certificate

) March 2023

pe of assessment

RdSAP

her certificates for this property

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

ertificate number

507-2705-6729-0276-7523 (/energy-certificate/8507-2705-6729-0276-7523)

xpired on

) May 2022

ertificate number

757-2879-6226-0791-6531 (/energy-certificate/0757-2879-6226-0791-6531)

xpired on

) February 2019