

Energy performance certificate (EPC)

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|---|-------------------------------|--|
| 38 Mafeking Road BRIGHTON BN2 4EL | Energy rating <div>D</div> | Valid until: 7 March 2032 <div></div> Certificate number: 0380-2728-6170-2202-1465 |
|---|-------------------------------|--|

| | |
|------------------|-------------------|
| Property type | Mid-terrace house |
| Total floor area | 92 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 77 C |
| 55-68 | D | 65 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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 | Cavity wall, as built, insulated (assumed) | Good |
| Roof | Pitched, no insulation (assumed) | Very poor |
| Roof | Flat, insulated (assumed) | Average |
| Window | Fully double glazed | Average |
| Main heating | Boiler and radiators, mains gas | Good |
| Main heating control | Programmer, room thermostat and TRVs | Good |
| Hot water | From main system | Good |
| Lighting | Low energy lighting in all fixed outlets | Very good |
| Floor | Suspended, no insulation (assumed) | N/A |
| Floor | Solid, no insulation (assumed) | N/A |
| Secondary heating | None | N/A |

Primary energy use

The primary energy use for this property per year is 237 kilowatt hours per square metre (kWh/m2).

[What is primary energy use?](#)

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’s current environmental impact rating is D. It has the potential to be C.

Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.

Properties with an A rating produce less CO₂ than G rated properties.

| | |
|---|-------------------------------------|
| An average household produces | 6 tonnes of CO₂ |
| This property produces | 3.9 tonnes of CO₂ |
| This property's potential production | 2.4 tonnes of CO₂ |

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 1.5 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.

Improve this property's energy rating

Follow these steps to improve the energy rating and score.

[Do I need to follow these steps in order?](#)

Step 1: Cavity wall insulation

| | |
|---------------------------|---------------|
| Typical installation cost | £500 - £1,500 |
|---------------------------|---------------|

| | |
|-----------------------|------|
| Typical yearly saving | £300 |
|-----------------------|------|

| | |
|--|--------|
| Potential rating after completing step 1 | 67 D |
|--|--------|

Step 2: Solar water heating

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|---------------------------|-----------------|
| Typical installation cost | £4,000 - £6,000 |
|---------------------------|-----------------|

| | |
|-----------------------|------|
| Typical yearly saving | £200 |
|-----------------------|------|

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| Potential rating after completing steps 1 and 2 | 68 D |
|---|--------|

Step 3: Solar photovoltaic panels, 2.5 kWp

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|---------------------------|-----------------|
| Typical installation cost | £3,500 - £5,500 |
|---------------------------|-----------------|

| | |
|-----------------------|------|
| Typical yearly saving | £380 |
|-----------------------|------|

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|--|--------|
| Potential rating after completing steps 1 to 3 | 77 C |
|--|--------|

Applying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

| | |
|---|-------------|
| Estimated yearly energy cost for this property | £800 |
|---|-------------|

| | |
|--|-------------|
| Potential saving if you complete every improvement in order | £600 |
|--|-------------|

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is based on how energy is used by the people living at the property.

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 | 12718 kWh per year |
| Water heating | 2143 kWh per year |

Potential energy savings by installing insulation

| Type of insulation | Amount of energy saved |
|------------------------|------------------------|
| Loft insulation | 3390 kWh per year |
| cavity wall insulation | 1065 kWh per year |

Saving energy in this property

[Find ways to save energy in your home.](#)

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 | Paul Taplin |
| Telephone | 01273 622522 |
| Email | info@sussexpropertyassessors.co.uk |

Accreditation scheme contact details

| | |
|----------------------|--|
| Accreditation scheme | Elmhurst Energy Systems Ltd |
| Assessor ID | EES/021667 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

Assessment details

| | |
|------------------------|-------------------------|
| Assessor's declaration | No related party |
| Date of assessment | 8 March 2022 |
| Date of certificate | 8 March 2022 |
| 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 ehc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

| | |
|--------------------|---|
| Certificate number | 0388-8010-6297-7112-2930 (/energy-certificate/0388-8010-6297-7112-2930) |
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xpired on

7 March 2022

ertificate number[8280-6229-7190-3163-0906 \(/energy-certificate/8280-6229-7190-3163-0906\)](#)**xpired on**

6 January 2020