Energy performance certificate (EPC)

23 CLYDE ROAD BRIGHTON BN1 4NN	Energy rating **E**	Valid until: **7 June 2031** Certificate number: **6339-7926-7000-0273-6202**

roperty type	Mid-terrace house
otal floor area	126 square metres

ules on letting this property

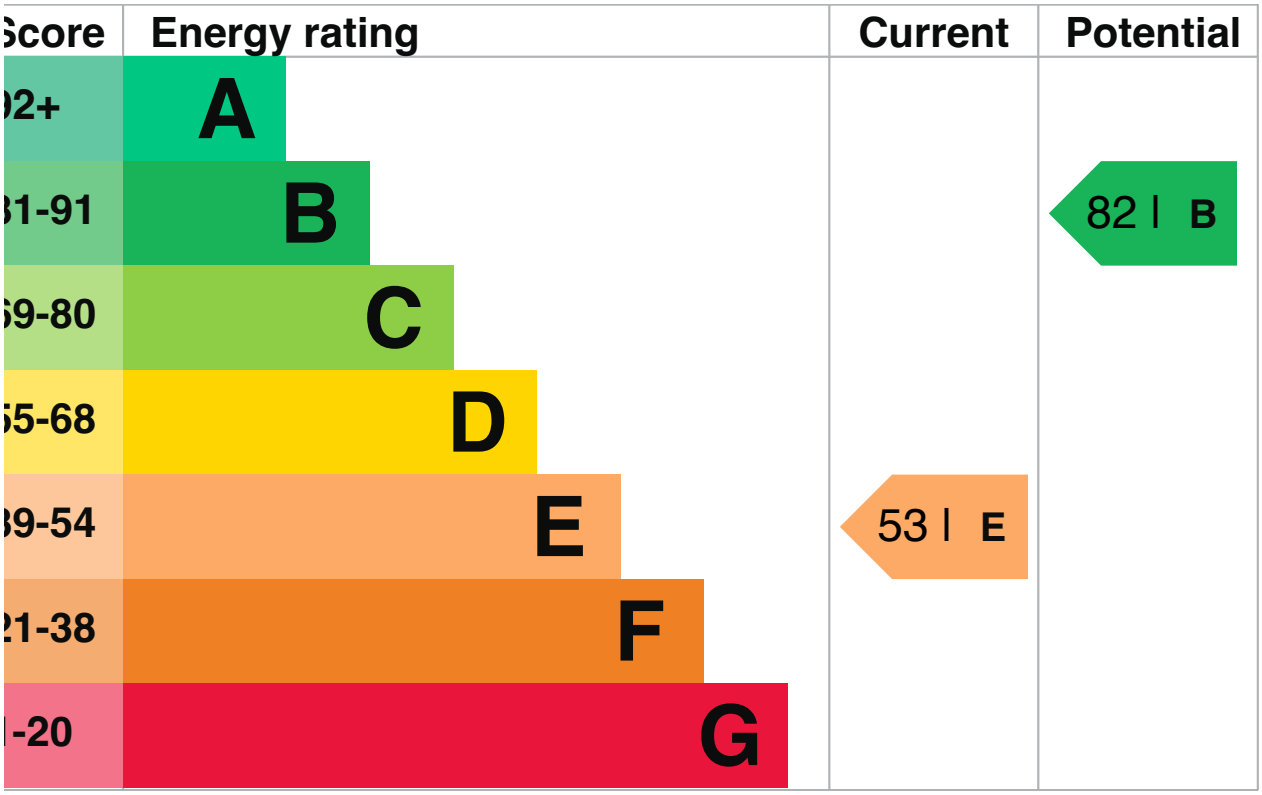
operties can be let if they have an energy rating from A to E.

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

nergy efficiency rating for this property

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

e how to improve this property's energy performance.



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

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

operties are also given a score. The higher the number the lower your fuel bills are likely to be.

r properties in England and Wales:

- 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 ature and how well it is working.

ch feature is assessed as one of the following:

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

hen the description says “assumed”, it means that the feature could not be inspected and an assumption has been made sed on the property’s age and type.

ature	Description	Rating
all	Solid brick, as built, no insulation (assumed)	Very poor
all	Cavity wall, as built, insulated (assumed)	Good
of	Pitched, no insulation (assumed)	Very poor
of	Pitched, 250 mm loft insulation	Good
of	Roof room(s), no insulation (assumed)	Very poor
ndow	Partial double glazing	Poor
ain heating	Boiler and radiators, mains gas	Good
ain heating control	Programmer, room thermostat and TRVs	Good
t water	From main system	Good
ghting	Low energy lighting in 69% of fixed outlets	Good
or	Suspended, no insulation (assumed)	N/A
or	Suspended, limited insulation (assumed)	N/A
condary heating	None	N/A

rimary energy use

e primary energy use for this property per year is 322 kilowatt hours per square metre (kWh/m2).

What is primary energy use?

nvironmental impact of this property

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

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

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

n average household produces	6 tonnes of CO
his property produces	7.2 tonnes of CO

his property's potential production 2.6 tonnes of CO

making the recommended changes, you could reduce this property's CO2 emissions by 4.6 tonnes per year. This will help to otect the environment.

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

ıprove this property's energy rating

llow these steps to improve the energy rating and score.

Do I need to follow these steps in order?

tep 1: Room-in-roof insulation

/pical installation cost	£1,500 - £2,70
/pical yearly saving	£25
otential rating after completing step 1	62 I D

tep 2: Internal or external wall insulation

/pical installation cost	£4,000 - £14,00
/pical yearly saving	£6
otential rating after completing steps and 2	64 I D

tep 3: Floor insulation (suspended floor)

/pical installation cost	£800 - £1,20
/pical yearly saving	£5
otential rating after completing steps to 3	65 I D

tep 4: Draught proofing

/pical installation cost	£80 - £12

ypical yearly saving	£2
otential rating after completing steps to 4	66 I D

tep 5: Low energy lighting

ypical installation cost	£2
ypical yearly saving	£2
otential rating after completing steps to 5	67 I D

tep 6: Replace boiler with new condensing boiler

ypical installation cost	£2,200 - £3,00
ypical yearly saving	£14
otential rating after completing steps to 6	71 I C

tep 7: Solar water heating

ypical installation cost	£4,000 - £6,00
ypical yearly saving	£3
otential rating after completing steps to 7	72 I C

tep 8: Double glazed windows

eplace single glazed windows with low-E double glazed windows

ypical installation cost	£3,300 - £6,50
ypical yearly saving	£4
otential rating after completing steps to 8	74 I C

tep 9: Solar photovoltaic panels, 2.5 kWp

ypical installation cost	£3,500 - £5,50
ypical yearly saving	£37
otential rating after completing steps to 9	82 I B

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 u buy a more 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 roperty	£145
otential saving if you complete every tep in order	£64

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

leating 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	20770 kWh per year
ater heating	2298 kWh per year

otential energy savings by installing insulation

pe of insulation	Amount of energy saved
ft insulation	1592 kWh per year
lid wall insulation	1180 kWh per year

aving energy in this property

d ways to save energy in your home.

ontacting 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	Paul Taplin
elephone	01273 622522
mail	info@sussexpropertyassessors.co.uk

ccreditation scheme contact details

ccreditation scheme	Elmhurst Energy Systems Ltd
ssessor ID	EES/021667
elephone	01455 883 250
mail	enquiries@elmhurstenergy.co.uk

ssessment details

ssessor's declaration	No related party
ate of assessment	7 June 2021
ate of certificate	8 June 2021
/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 ihc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

ertificate number	0469-2844-6062-9599-2341 (/energy-certificate/0469-2844-6062-9599-2341)
xpired on	13 June 2021
ertificate number	0438-4003-6223-6741-5094 (/energy-certificate/0438-4003-6223-6741-5094)
xpired on	6 July 2019