Energy performance certificate (EPC)		
12, Newland Gardens Amberley ARUNDEL BN18 9FF	Energy rating	Valid until: 14 May 2028 Certificate number: 8588-6225-7650-9665-8992
Property type		Ground-floor flat
Total floor area		80 square metres

Rules on letting this property

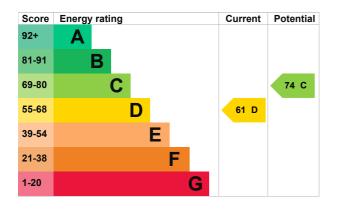
Properties can be let if they have an energy rating from A to E.

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

Energy rating and score

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

See how to improve this property's energy efficiency.



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

Properties 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.

For properties in England and Wales:

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

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, filled cavity	Good
Window	Fully double glazed	Average
Main heating	Electric storage heaters	Average
Main heating control	Manual charge control	Poor
Hot water	Electric immersion, off-peak	Average
Lighting	No low energy lighting	Very poor
Roof	(another dwelling above)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Portable electric heaters (assumed)	N/A

Primary energy use

The primary energy use for this property per year is 377 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£920 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £318 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2018** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 7,159 kWh per year for heating
- 1,978 kWh per year for hot water

Impact on the environr	nent	This property produces	5.1 tonnes of CO2
This property's environmental in E. It has the potential to be D.	npact rating is	This property's potential production	3.6 tonnes of CO2
Properties get a rating from A (b (worst) on how much carbon dic they produce each year.	,	You could improve this pr emissions by making the This will help to protect th	suggested changes.
Carbon emissions		These ratings are based of about average occupancy	/ and energy use.
An average household 6 produces	tonnes of CO2	People living at the property may use differ amounts of energy.	rty may use different

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (solid floor)	£4,000 - £6,000	£158
2. Low energy lighting	£70	£48
3. High heat retention storage heaters	£1,200 - £1,800	£113

Help paying for energy improvements

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

More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Nikolay Mollov
Telephone	01202864080
Email	n.mollov@thewarmergroup.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	ECMK	
Assessor's ID	ECMK300817	
Telephone	0333 123 1418	
Email	info@ecmk.co.uk	

About this assessment

Assessor's declaration	No related party
Date of assessment	15 May 2018
Date of certificate	15 May 2018
Type of assessment	RdSAP