# **Energy performance certificate (EPC)**

Flat 12 Dolphin Court 24 The Steyne BOGNOR REGIS PO21 1TP Energy rating

Valid until: 11 November 2031

Certificate number: 0181-1906-7209-1549-2204

Property type Mid-floor flat

Total floor area 47 square metres

## Rules on letting this property

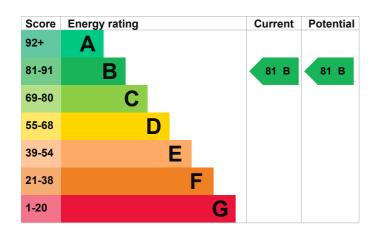
Properties can be let if they have an energy rating from A to E.

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).

## **Energy rating and score**

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

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, as built, insulated (assumed)	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

#### Primary energy use

The primary energy use for this property per year is 112 kilowatt hours per square metre (kWh/m2).

# How this affects your energy bills

An average household would need to spend £296 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 £0 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2021** 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:

- 1,243 kWh per year for heating
- 1,744 kWh per year for hot water

## Impact on the environment

This property's environmental impact rating is B. It has the potential to be B.

Properties get a rating from A (best) to G (worst) on	You could in
how much carbon dioxide (CO2) they produce each	making the
vear.	protect the

#### **Carbon emissions**

An average household produces

6 tonnes of CO2

This property produces	0.9 tonnes of CO2
This property's potential production	0.9 tonnes of CO2

mprove this property's CO2 emissions by suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

# Steps you could take to save energy

The assessor did not make any recommendations for this property.

#### Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

#### Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

• Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)

# 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	Phillip Ainscow
Telephone	07834488053
Email	info@epcsussexltd.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	Stroma Certification Ltd	
Assessor's ID	STRO033684	
Telephone	0330 124 9660	
Email	certification@stroma.com	
About this assessment		
Assessor's declaration	No related party	
Date of assessment	8 November 2021	
Date of assessment	0 11010111501 2021	
Date of certificate	12 November 2021	