Energy performance certificate (EPC)						
Flat 2 38, Landguard Road SOUTHAMPTON SO15 5DP	Energy rating	Valid until: 14 January 2030 Certificate number: 0041-2885-6092-2690-1485				
Property type	Ground-floor flat					
Total floor area	41 square metres					

Rules on letting this property

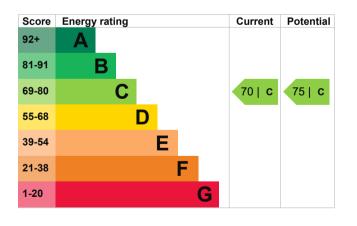
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

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

<u>See how to improve this property's energy</u> performance.



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
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	Very good
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 229 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

• Cavity fill is recommended

Environmental impact of this This property's potential 1.3 tonnes of CO2 production property One of the biggest contributors to climate By making the recommended changes, you change is carbon dioxide (CO2). The energy could reduce this property's CO2 emissions by used for heating, lighting and power in our 0.4 tonnes per year. This will help to protect the homes produces over a guarter of the UK's CO2 environment. emissions. Environmental impact ratings are based on 6 tonnes of CO2 An average household assumptions about average occupancy and produces energy use. They may not reflect how energy is consumed by the people living at the property. This property produces 1.7 tonnes of CO2

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from C (70) to C (75).

Recommendation	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£43
2. Floor insulation (suspended floor)	£800 - £1,200	£30

Paying for energy improvements

Find energy grants and ways to save energy in your home. (https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings		Heating a property usually makes up the majority of energy costs.	
Estimated yearly energy cost for this property	£429	Estimated energy used to heat this property	
		Space heating	4261 kWh per year
Potential saving	£73		
		Water heating	1958 kWh per year
on how energy is used by the peo property.	pic inving at the	insulation Type of insulation	Amount of energy saved
			Amount of energy saved
The estimated saving is based on making all of the recommendations in <u>how to improve this</u>		Cavity wall insulation	963 kWh per year
property's energy performance.			eceive <u>Renewable Heat</u>
For advice on how to reduce your	energy bills		<u>ttps://www.gov.uk/domestic-</u> <u>e)</u> . This will help to reduce
visit <u>Simple Energy Advice</u>		carbon emissions by r	eplacing your existing
(https://www.simpleenergyadvice.org.	<u>uk/)</u> .	heating system with o renewable heat. The e	ne that generates estimated energy required
Heating use in this property			eating will form the basis

of the payments.

Heating use in this property

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 Telephone Email Victoria Brinkley 07827274553 victoria@southerndea.com

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

Elmhurst Energy Systems Ltd EES/020639 01455 883 250 enquiries@elmhurstenergy.co.uk

No related party 15 January 2020 15 January 2020 RdSAP