Energy performance certificate (EPC)			
16, High East Street DORCHESTER DT1 1HH	Energy rating	Valid until: 9 June 2024 Certificate number: 0090-2830-6767-9794-4965	
Property type	Ground-floor flat		
Total floor area		26 square metres	

## Rules on letting this property

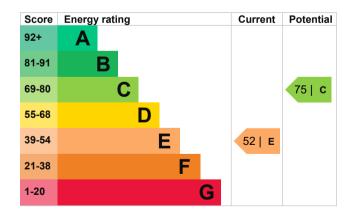
Properties can be let if they have an energy rating from A to E.

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

# Energy efficiency rating for this property

This property's current energy rating is E. 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	Solid brick, as built, no insulation (assumed)	Very poor
Window	Single glazed	Very poor
Main heating	Boiler and radiators, electric	Very poor
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Very poor
Lighting	Low energy lighting in 75% of fixed outlets	Very good
Roof	(another dwelling above)	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 480 kilowatt hours per square metre (kWh/m2).

act of this	This property produces	2.2 tonnes of CO2
This property's current environmental impact rating is D. It has the potential to be C.		1.1 tonnes of CO2
ale from A to G n dioxide (CO2) they	could reduce this property's	s CO2 emissions by
produce less CO2		
6 tonnes of CO2	•	e occupancy and
	ronmental impact tial to be C. ale from A to G	ronmental impact tial to be C.This property's potential productionale from A to G n dioxide (CO2) theyBy making the recommend could reduce this property's 1.1 tonnes per year. This w environment.

## Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from E (52) to C (75).

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£64
2. Floor insulation	£800 - £1,200	£48
3. Draught proofing	£80 - £120	£11
4. Heat recovery system for mixer showers	£585 - £725	£33
5. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£105
6. High performance external doors	£500	£20

#### Paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022)</u>. This will help you buy a more efficient, low carbon heating system for this property.

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

## Estimated energy use and potential savings

Estimated yearly energy cost for this property	£593
Potential saving	£282

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The potential saving shows how much money you could save if you <u>complete each</u> recommended step in order.

For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> (<u>https://www.gov.uk/improve-energy-efficiency</u>).

#### 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	2636 kWh per year	
Water heating	1288 kWh per year	
Potential energy savings by installing insulation		
Type of insulation	Amount of energy saved	
Solid wall insulation	459 kWh per year	

### 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	Nicholas Cannings
Telephone	01258 450396
Email	nickcannings@hotmail.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

ECMK ECMK200061 0333 123 1418 info@ecmk.co.uk

No related party 10 June 2014 10 June 2014 RdSAP