Energy performance certificate (EPC)		
Flat 4 Bettina House 194 Commercial Road BOURNEMOUTH BH2 5LX	Energy rating	Valid until: 25 October 2033 Certificate number: 2461-3931-7200-5727-6204
Property type Total floor area		Mid-floor flat 28 square metres

Rules on letting this property

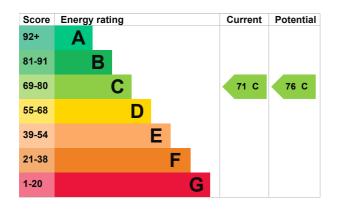
Properties can be let if they have an energy rating from A to E.

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 current energy rating is C. It has the potential to be C.

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



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, no insulation (assumed)	Poor
Window	Fully double glazed	Good
Main heating	Electric storage heaters	Average
Main heating control	Automatic charge control	Average
Hot water	Electric instantaneous at point of use	Very poor
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	(other premises below)	N/A
Secondary heating	Portable electric heaters (assumed)	N/A

Primary energy use

The primary energy use for this property per year is 360 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

- Cavity fill is recommended
- Dwelling has access issues for cavity wall insulation

How this affects your energy bills

An average household would need to spend **£850 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 £131 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- 2,224 kWh per year for heating
- 858 kWh per year for hot water

Impact on the environment	This property produces	1.7 tonnes of CO2
This property's current environmental im rating is D. It has the potential to be C.	This property's potential production	1.4 tonnes of CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CC they produce each year. CO2 harms the environment.	You could improve this pr emissions by making the This will help to protect th	suggested changes.
Carbon emissions	These ratings are based about average occupanc People living at the prope amounts of energy.	y and energy use.
An average household 6 tonnes of produces		

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£54
2. High heat retention storage heaters	£800 - £1,200	£77

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	Matthew Crocker
Telephone	07786175821
Email	info@sellingandlettingsolutions.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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/016576
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	26 October 2023
Date of certificate	26 October 2023
Type of assessment	RdSAP