Energy performance certificate (EPC)					
21 Landseer Court Carnarvon Road CLACTON-ON-SEA CO15 6QH	Energy rating	Valid until: 23 June 2033 Certificate number: 8317-1626-2190-0587-2222			
Property type		Top-floor flat			
Total floor area		75 square metres			

Rules on letting this property

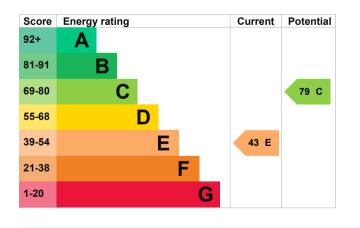
Properties can be let if they have an energy rating from A to E.

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 rating and score

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> <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, partial insulation (assumed)	Average
Wall	Solid brick, as built, partial insulation (assumed)	Average
Roof	Flat, limited insulation (assumed)	Poor
Window	Fully double glazed	Average
Main heating	Electric storage heaters	Average
Main heating control	Manual charge control	Poor
Hot water	Electric immersion, off-peak	Very poor
Lighting	Low energy lighting in 25% of fixed outlets	Average
Floor	(another dwelling below)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 497 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

• Cavity fill is recommended

How this affects your energy bills

An average household would need to spend £2,890 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 £1,955 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:

- 6,529 kWh per year for heating
- 5,031 kWh per year for hot water

Saving energy by installing insulation

Energy you could save:

- 865 kWh per year from cavity wall insulation
- 607 kWh per year from solid wall insulation

More ways to save energy

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

This property's potential 3.0 tonnes of CO2 roduction	
You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
hese ratings are based on assumptions about	
average occupancy and energy use. People living at the property may use different amounts of energy.	
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Changes you could make

Step	Typical installation cost	Typical yearly saving	
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£361	
2. Cavity wall insulation	£500 - £1,500	£146	
3. Internal or external wall insulation	£4,000 - £14,000	£101	
4. Insulate hot water cylinder with 80 mm jacket	£15 - £30	£733	
5. Low energy lighting	£30	£83	
6. High heat retention storage heaters	£1,200 - £1,800	£532	

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.

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	Simon Anselmi
Telephone	07957869285
Email	<u>sanselmi.gda@gmail.com</u>

Contacting the accreditation scheme

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

Accreditation scheme	
Assessor's ID	
Telephone	
Email	

About this assessment

Assessor's declaration Date of assessment Date of certificate Type of assessment Stroma Certification Ltd STRO001501 0330 124 9660 certification@stroma.com

No related party 23 June 2023 24 June 2023 RdSAP