Energy performance certificate (EPC)			
18a Salisbury Street BLANDFORD FORUM	Energy rating Valid until: 22 August 2031		
DT11 7AR	E	Certificate number:	1839-4028-1000-0217-8222
Property type	Top-floor maisonette		
Total floor area	51 square metres		

## Rules on letting this property

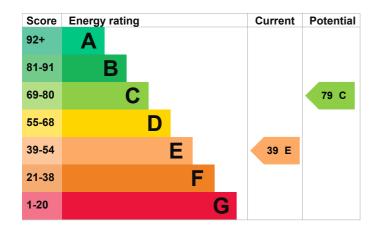
Properties can be let if they have an energy rating from A to E.

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 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	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Single glazed	Very poor
Main heating	Electric storage heaters	Average
Main heating control	Controls for high heat retention storage heaters	Good
Hot water	Electric immersion, off-peak	Very poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	To external air, no insulation (assumed)	N/A
Secondary heating	Portable electric heaters (assumed)	N/A

#### Primary energy use

The primary energy use for this property per year is 774 kilowatt hours per square metre (kWh/m2).

## How this affects your energy bills

An average household would need to spend £1,459 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 £1,125 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:

- 10,985 kWh per year for heating
- 1,695 kWh per year for hot water

### Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

#### **Carbon emissions**

An average household 6 tonnes of CO2 produces

This property produces6.7 tonnes of CO2This property's potential<br/>production1.2 tonnes of CO2

You could improve this property's CO2 emissions by making the 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

Step	Typical installation cost	Typical yearly saving
1. Room-in-roof insulation	£1,500 - £2,700	£662
2. Internal or external wall insulation	£4,000 - £14,000	£24
3. Floor insulation (suspended floor)	£800 - £1,200	£125
4. Draught proofing	£80 - £120	£12
5. Gas condensing boiler	£3,000 - £7,000	£269
6. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£32

#### 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:

- Free energy saving improvements: <u>Home Upgrade Grant (www.gov.uk/apply-home-upgrade-grant)</u>
- Insulation: Great British Insulation Scheme (www.gov.uk/apply-great-british-insulation-scheme)
- Heat pumps and biomass boilers: <u>Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)</u>
- Help from your energy supplier: <u>Energy Company Obligation (www.gov.uk/energy-company-obligation)</u>

# 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	Mark Green	
Telephone	07894222375	
Email	epcgreenenergy@gmail.com	

#### Contacting the accreditation scheme

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

Assessor's ID EES/007200 Telephone 01455 883 250	Elmhurst Energy Systems Ltd	Accreditation scheme
	EES/007200	Assessor's ID
	01455 883 250	Telephone
enquites@elmnurstenergy.co.uk	enquiries@elmhurstenergy.co.uk	Email

### About this assessment

Assessor's declaration	No related party
Date of assessment	23 August 2021
Date of certificate	23 August 2021
Type of assessment	RdSAP