# **Energy performance certificate (EPC)**



This certificate has expired.

You can get a new certificate by visiting www.gov.uk/get-new-energy-certificate

#### Get help with certificates for this property

If you need help getting a new certificate or if you know of other certificates for this property that are not listed here, contact the Ministry of Housing, Communities and Local Government (MHCLG).

mhclg.digital-services@communities.gov.uk Telephone: 020 3829 0748

45 Pacific Court Riverside SHOREHAM-BY-SEA BN43 5RW	Energy rating	This certificate expired on:	20 November 2019
		Certificate number:	8121-6129-7289-8089-0026
Property type	N	/lid-floor flat	
Total floor area	65 square metres		

## Rules on letting this property

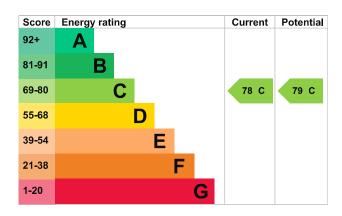
Properties can be let if they have an energy rating from A to E.

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 C. It has the potential to be C.

See how to improve this property's energy efficiency.



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	System built, as built, no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 65% of fixed outlets	Good
Roof	(another dwelling above)	N/A
Floor	(other premises below)	N/A
Secondary heating	None	N/A

#### Primary energy use

The primary energy use for this property per year is 186 kilowatt hours per square metre (kWh/m2).

## How this affects your energy bills

An average household would need to spend £444 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 £10 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2009** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Impact on the environment		This property produces	2.0 tonnes of CO2
This property's environmenta has the potential to be C.	ll impact rating is C. It	This property's potential production	2.0 tonnes of CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
Carbon emissions		These ratings are based on assumptions about average occupancy and energy use. People living a	
An average household produces	6 tonnes of CO2	the property may use different amounts of energy.	

#### Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Low energy lighting	Information unavailable	£10

#### 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:

• Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)

## 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	Anna Lord
Telephone	08700 850490
Email	enquiries@elmhurstenergy.co.uk

## Contacting the accreditation scheme

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

Elmhurst Energy Systems Ltd
EES/002032
01455 883 250
enquiries@elmhurstenergy.co.uk
No related party
21 November 2009
21 November 2009
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