

# Energy Performance Certificate

Non-Domestic Building



26 East Street  
SHOREHAM-BY-SEA  
BN43 5ZD

**Certificate Reference Number:**  
0450-0638-4359-4909-3002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

## Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

79

This is how energy efficient the building is.

## Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m <sup>2</sup> ):	254
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	84.39
Primary energy use (kWh/m <sup>2</sup> per year):	499.16

## Benchmarks

Buildings similar to this one could have ratings as follows:

30

If newly built

88

If typical of the existing stock

## Administrative Information

This is an Energy Performance Certificate as defined in the Energy Performance of Buildings Regulations 2012 as amended.

<b>Assessment Software:</b>	G-ISBEM v20.0 using calculation engine SBEM v5.3.a.0
<b>Property Reference:</b>	545336940000
<b>Assessor Name:</b>	Stuart Foster
<b>Assessor Number:</b>	EES/007985
<b>Accreditation Scheme:</b>	Elmhurst Energy Systems
<b>Employer/Trading Name:</b>	Skyline Energy Assessors
<b>Employer/Trading Address:</b>	6 Skyline View, Peacehaven, BN10 8EL
<b>Issue Date:</b>	10 Jan 2018
<b>Valid Until:</b>	09 Jan 2028 (unless superseded by a later certificate)
<b>Related Party Disclosure:</b>	Not related to the owner.

Recommendations for improving the energy performance of the building are contained in the associated Recommendation Report - 0394-0694-5940-4300-5803.

## About this document and the data in it

This document has been produced following an energy assessment undertaken by a qualified Energy Assessor, accredited by Elmhurst Energy Systems. You can obtain contact details of the Accreditation Scheme at [www.elmhurstenergy.co.uk](http://www.elmhurstenergy.co.uk).

A copy of this certificate has been lodged on a national register as a requirement under the Energy Performance of Buildings Regulations 2012 as amended. It will be made available via the online search function at [www.ndepcregister.com](http://www.ndepcregister.com). The certificate (including the building address) and other data about the building collected during the energy assessment but not shown on the certificate, for instance heating system data, will be made publicly available at [www.opendatacommunities.org](http://www.opendatacommunities.org).

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## Opportunity to benefit from a Green Deal on this property

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To find out how you could use Green Deal finance to improve your property please call 0300 123 1234.

# Recommendation Report HM Government

This report is associated with an Energy Performance Certificate.

**Report Reference Number: 0394-0694-5940-4300-5803**

26 East Street  
SHOREHAM-BY-SEA  
BN43 5ZD

Building Type(s): A1/A2 Retail and Financial/Professional services

ADMINISTRATIVE INFORMATION	
Issue Date:	10 Jan 2018
Valid Until:	09 Jan 2028 (*)
Total Useful Floor Area (m <sup>2</sup> ):	254
Building Environment:	Air Conditioning
Calculation Tool Used:	G-ISBEM Ltd, G-ISBEM, v20.0, SBEM, v5.3.a.0
Property Reference:	545336940000
Energy Performance Certificate for the property is contained in Report Reference Number: 0450-0638-4359-4909-3002	

ENERGY ASSESSOR DETAILS	
Assessor Name:	Stuart Foster
Employer/Trading Name:	Skyline Energy Assessors
Employer/Trading Address:	6 Skyline View, Peacehaven, BN10 8EL
Assessor Number:	EES/007985
Accreditation Scheme:	Elmhurst Energy Systems
Related party disclosure:	

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# 1. Introduction

This is a Recommendation Report as defined in the Energy Performance of Buildings (England and Wales) Regulations 2012 as amended which implements the requirements of the Energy Performance of Building Directive 2010/31/EU. This Recommendation Report accompanies the relevant Non Domestic Energy Performance Certificate.

This Recommendation Report was developed based on an inspection of the building. This Recommendation Report was produced in line with the Government's approved methodology.

In accordance with Government's current guidance, the Energy Assessor is required to use plans or undertake a building inspection in order to gather information to produce this Recommendation Report.

## 2. Recommendations

The following sections list recommendations selected by the energy assessor for the improvement of the energy performance of the building. The recommendations are listed under four headings: short payback, medium payback, long payback, and other measures.

### ***a) Recommendations with a short payback***

This section lists recommendations with a payback of less than 3 years:

<b>Recommendation</b>	<b>Potential impact</b>
Consider replacing T8 lamps with retrofit T5 conversion kit.	HIGH
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	LOW

### ***b) Recommendations with a medium payback***

This section lists recommendations with a payback of between 3 and 7 years:

No recommendations were specified by the energy assessor.

### ***c) Recommendations with a long payback***

This section lists recommendations with a payback of more than 7 years:

<b>Recommendation</b>	<b>Potential impact</b>
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	MEDIUM
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	MEDIUM
Consider installing a ground source heat pump.	HIGH

### ***d) Other Recommendations***

This section lists other recommendations selected by the energy assessor, based on an energy performance assessment of the building. It may take into account other reliable relevant evidence that has been provided by the building owner or occupier.

No recommendations are defined by the energy assessor.

### 3. Next Steps

#### ***a) Your Recommendation Report***

As the building occupier, it is a regulatory requirement that an Energy Performance Certificate must include a Recommendation Report unless there is no reasonable potential for energy performance improvements compared to the energy performance requirements in force.

You must be able to produce a copy of this Recommendation Report within seven days if required by an Enforcement Authority.

This Recommendation Report has also been lodged on the Government's central register. Access to the report, to the data used to compile the report, and to previous similar documents relating to the same building can be obtained through the Non-Domestic Register ([www.ndepcregister.com](http://www.ndepcregister.com)) using the report reference number of this document.

#### ***b) Implementing recommendations***

The recommendations are provided as an indication of opportunities that appear to exist to improve the building's energy efficiency.

The calculation tool has automatically generated a set of recommendations. The Energy Assessor, in the light of the energy assessment of the building, the building fabric and services, the operation of plant and equipment within the curtilage of the building, the general management of the building and its use, and other relevant reliable evidence, may remove some of the recommendations. He / She may insert additional recommendations in section 3d (Other Recommendations).

These recommendations do not include matters relating to operation and maintenance which cannot be identified from the calculation procedure.

#### ***c) Legal disclaimer***

The advice provided in this Recommendation Report is intended to be for information only. Recipients of this Recommendation Report are advised to seek further detailed professional advice before reaching any decision on how to improve the energy performance of the building.

**d) About this document and the data in it**

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[www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates). It explains the content and use of this document, advises on how to identify the authenticity of a report and how to make a complaint.



## 4. Glossary

### ***a) Payback***

The payback periods are based on data collated through Carbon Trust energy survey reports. They provide a range of typical payback periods for different types of measures. They are likely payback periods, and may differ from the actual payback period for the building being assessed. Therefore, it is recommended that each suggested measure be further investigated before reaching any decision on how to improve the energy efficiency of the building.

### ***b) Carbon impact***

The High / Medium / Low carbon impact indicators against each recommendation are provided to distinguish, between the suggested recommendations, those that would most effectively reduce carbon emissions from the building. For automatically generated recommendations, the carbon impact indicators are determined by software, but may have been adjusted by the Energy Assessor based on the energy assessment of the building.

### ***c) Valid report***

A valid report is a report that has been:

- Produced within the past 10 years
- Produced by an Energy Assessor who is accredited to produce Recommendation Reports through a Government Approved Accreditation Scheme.
- Lodged on the Register operated by or on behalf of the Secretary of State.

## **5. Green Deal Information**

The Green Deal may enable you to improve the property to make it more energy efficient and cheaper to run.

# Energy Performance Certificate

3, New Road, SHOREHAM-BY-SEA, BN43 6RA


**Dwelling type:** End-terrace house  
**Date of assessment:** 04 January 2018  
**Date of certificate:** 06 January 2018

**Reference number:** 0748-7059-7299-5258-6904  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 91 m<sup>2</sup>

## Use this document to:

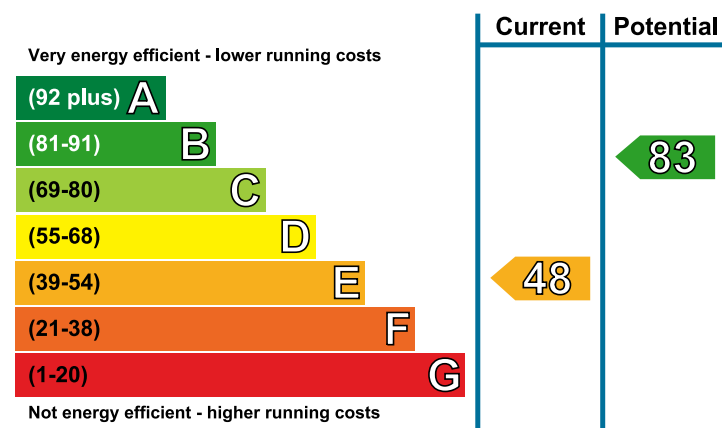
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,654</b>
<b>Over 3 years you could save</b>	<b>£ 1,836</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 297 over 3 years	£ 186 over 3 years	
Heating	£ 2,916 over 3 years	£ 1,416 over 3 years	
Hot Water	£ 441 over 3 years	£ 216 over 3 years	
<b>Totals</b>	<b>£ 3,654</b>	<b>£ 1,818</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



The graph shows the current energy efficiency of your home.




The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 690	
2 Floor insulation (suspended floor)	£800 - £1,200	£ 246	
3 Draught proofing	£80 - £120	£ 105	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

## Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Solid brick, as built, no insulation (assumed)	★ ★ ☆ ☆ ☆
Roof	Pitched, 200 mm loft insulation	★ ★ ★ ★ ☆
Floor	Suspended, no insulation (assumed)	—
Windows	Single glazed	★ ☆ ☆ ☆ ☆
Main heating	Boiler and radiators, mains gas	★ ★ ★ ★ ☆
Main heating controls	Programmer and room thermostat	★ ★ ★ ☆ ☆
Secondary heating	Room heaters, coal	—
Hot water	From main system	★ ★ ★ ★ ☆
Lighting	Low energy lighting in 38% of fixed outlets	★ ★ ★ ☆ ☆

Current primary energy use per square metre of floor area: 351 kWh/m<sup>2</sup> per year

The assessment does not take into consideration the physical condition of any element. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology based on age and type of construction.

## Low and zero carbon energy sources

Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. There are none provided for this home.

## Your home's heat demand



For most homes, the vast majority of energy costs derive from heating the home. Where applicable, this table shows the energy that could be saved in this property by insulating the loft and walls, based on typical energy use (shown within brackets as it is a reduction in energy use).


















Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	14,552	N/A	N/A	(3,907)
Water heating (kWh per year)	2,728			

You could receive Renewable Heat Incentive (RHI) payments and help reduce carbon emissions by replacing your existing heating system with one that generates renewable heat, subject to meeting minimum energy efficiency requirements. The estimated energy required for space and water heating will form the basis of the payments. For more information, search for the domestic RHI on the [www.gov.uk](http://www.gov.uk) website.

## Recommendations

The measures below will improve the energy performance of your dwelling. The performance ratings after improvements listed below are cumulative; that is, they assume the improvements have been installed in the order that they appear in the table. Further information about the recommended measures and other simple actions you could take today to save money is available at [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator). Before installing measures, you should make sure you have secured the appropriate permissions, where necessary. Such permissions might include permission from your landlord (if you are a tenant) or approval under Building Regulations for certain types of work.

Measures with a green tick  may be supported through the Green Deal finance. If you want to take up measures with an orange tick  through Green Deal finance, be aware you may need to contribute some payment up-front.

Recommended measures	Indicative cost	Typical savings per year	Rating after improvement	Green Deal finance
Internal or external wall insulation	£4,000 - £14,000	£ 230	 D58	
Floor insulation (suspended floor)	£800 - £1,200	£ 82	 D61	
Draught proofing	£80 - £120	£ 35	 D63	
Low energy lighting for all fixed outlets	£25	£ 32	 D64	
Heating controls (thermostatic radiator valves)	£350 - £450	£ 34	 D65	
Replace boiler with new condensing boiler	£2,200 - £3,000	£ 75	 D68	
Solar water heating	£4,000 - £6,000	£ 43	 C70	
Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£ 82	 C73	
Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 321	 B83	

## Alternative measures

There are alternative measures below which you could also consider for your home.

- Biomass boiler (Exempted Appliance if in Smoke Control Area)
- Micro CHP

## Opportunity to benefit from a Green Deal on this property

Green Deal Finance allows you to pay for some of the cost of your improvements in instalments under a Green Deal Plan (note that this is a credit agreement, but with instalments being added to the electricity bill for the property). The availability of a Green Deal Plan will depend upon your financial circumstances. There is a limit to how much Green Deal Finance can be used, which is determined by how much energy the improvements are estimated to **save** for a 'typical household'.

You may be able to obtain support towards repairs or replacements of heating systems and/or basic insulation measures, if you are in receipt of qualifying benefits or tax credits. To learn more about this scheme and the rules about eligibility, call the Energy Saving Advice Service on **0300 123 1234** for England and Wales.

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**Assessor's accreditation number:** EES/005315  
**Assessor's name:** Mrs. Kate Foster  
**Phone number:** 01273 581400  
**E-mail address:** [kateafoster@aol.com](mailto:kateafoster@aol.com)  
**Related party disclosure:** No related party

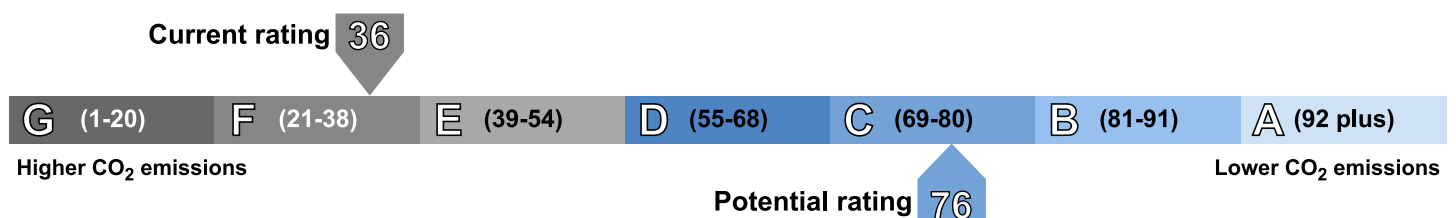
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## About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 6.6 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. If you were to install these recommendations you could reduce this amount by 4.7 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions based on standardised assumptions about occupancy and energy use. The higher the rating the less impact it has on the environment.



# Energy Performance Certificate

## Non-Domestic Building



7-9 New Road  
SHOREHAM-BY-SEA  
BN43 6RA

**Certificate Reference Number:**  
0450-0438-3529-9709-1006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

### Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

78

This is how energy efficient the building is.

### Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	92
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	92.32
Primary energy use (kWh/m <sup>2</sup> per year):	535.56

### Benchmarks

Buildings similar to this one could have ratings as follows:

23

If newly built

67

If typical of the existing stock

## Administrative Information

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<b>Assessment Software:</b>	G-ISBEM v20.0 using calculation engine SBEM v5.3.a.0
<b>Property Reference:</b>	592514730000
<b>Assessor Name:</b>	Stuart Foster
<b>Assessor Number:</b>	EES/007985
<b>Accreditation Scheme:</b>	Elmhurst Energy Systems
<b>Employer/Trading Name:</b>	Skyline Energy Assessors
<b>Employer/Trading Address:</b>	6 Skyline View, Peacehaven, BN10 8EL
<b>Issue Date:</b>	05 Jan 2018
<b>Valid Until:</b>	04 Jan 2028 (unless superseded by a later certificate)
<b>Related Party Disclosure:</b>	Not related to the owner.

Recommendations for improving the energy performance of the building are contained in the associated Recommendation Report - 0090-5951-0428-3470-4090.

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**Report Reference Number: 0090-5951-0428-3470-4090**

7-9 New Road  
SHOREHAM-BY-SEA  
BN43 6RA

Building Type(s): A1/A2 Retail and Financial/Professional services

ADMINISTRATIVE INFORMATION	
Issue Date:	05 Jan 2018
Valid Until:	04 Jan 2028 (*)
Total Useful Floor Area (m <sup>2</sup> ):	92
Building Environment:	Heating and Natural Ventilation
Calculation Tool Used:	G-ISBEM Ltd, G-ISBEM, v20.0, SBEM, v5.3.a.0
Property Reference:	592514730000
Energy Performance Certificate for the property is contained in Report Reference Number: 0450-0438-3529-9709-1006	

ENERGY ASSESSOR DETAILS	
Assessor Name:	Stuart Foster
Employer/Trading Name:	Skyline Energy Assessors
Employer/Trading Address:	6 Skyline View, Peacehaven, BN10 8EL
Assessor Number:	EES/007985
Accreditation Scheme:	Elmhurst Energy Systems
Related party disclosure:	

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### ***a) Recommendations with a short payback***

This section lists recommendations with a payback of less than 3 years:

<b>Recommendation</b>	<b>Potential impact</b>
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	LOW
Consider replacing T8 lamps with retrofit T5 conversion kit.	HIGH
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	LOW
In some spaces, the solar gain limit defined in the NCM is exceeded, which might cause overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.	MEDIUM

### ***b) Recommendations with a medium payback***

This section lists recommendations with a payback of between 3 and 7 years:

<b>Recommendation</b>	<b>Potential impact</b>
Add optimum start/stop to the heating system.	MEDIUM

**c) Recommendations with a long payback**

This section lists recommendations with a payback of more than 7 years:

<b>Recommendation</b>	<b>Potential impact</b>
Add local temperature control to the heating system.	MEDIUM
Add weather compensation controls to heating system.	MEDIUM
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	MEDIUM
Consider installing solar water heating.	LOW
Roof is poorly insulated. Install or improve insulation of roof.	MEDIUM

**d) Other Recommendations**

This section lists other recommendations selected by the energy assessor, based on an energy performance assessment of the building. It may take into account other reliable relevant evidence that has been provided by the building owner or occupier.

<b>Recommendation</b>	<b>Potential impact</b>
PV (Photovoltaic Cells) require an open southerly roof aspect to generate electricity from solar. Unused power can be sold to the National Grid via the 'Feed-in Tariffs'	LOW

### **3. Next Steps**

#### ***a) Your Recommendation Report***

As the building occupier, it is a regulatory requirement that an Energy Performance Certificate must include a Recommendation Report unless there is no reasonable potential for energy performance improvements compared to the energy performance requirements in force.

You must be able to produce a copy of this Recommendation Report within seven days if required by an Enforcement Authority.

This Recommendation Report has also been lodged on the Government's central register. Access to the report, to the data used to compile the report, and to previous similar documents relating to the same building can be obtained through the Non-Domestic Register ([www.ndepcregister.com](http://www.ndepcregister.com)) using the report reference number of this document.

#### ***b) Implementing recommendations***

The recommendations are provided as an indication of opportunities that appear to exist to improve the building's energy efficiency.

The calculation tool has automatically generated a set of recommendations. The Energy Assessor, in the light of the energy assessment of the building, the building fabric and services, the operation of plant and equipment within the curtilage of the building, the general management of the building and its use, and other relevant reliable evidence, may remove some of the recommendations. He / She may insert additional recommendations in section 3d (Other Recommendations).

These recommendations do not include matters relating to operation and maintenance which cannot be identified from the calculation procedure.

#### ***c) Legal disclaimer***

The advice provided in this Recommendation Report is intended to be for information only. Recipients of this Recommendation Report are advised to seek further detailed professional advice before reaching any decision on how to improve the energy performance of the building.

**d) About this document and the data in it**

This document has been produced following an energy assessment undertaken by a qualified Energy Assessor, accredited by Elmhurst Energy Systems. You can obtain contact details of the Accreditation Scheme at [www.elmhurstenergy.co.uk](http://www.elmhurstenergy.co.uk).

A copy of this report has been lodged on a national register as a requirement under the Energy Performance of Buildings Regulations 2012 as amended. It will be made available via the online search function at [www.ndepcregister.com](http://www.ndepcregister.com). The report (including the building address) and other data about the building collected during the energy assessment but not shown on the report, for instance heating system data, will be made publicly available at [www.opendatacommunities.org](http://www.opendatacommunities.org).

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There is more information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government website at:

[www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates). It explains the content and use of this document, advises on how to identify the authenticity of a report and how to make a complaint.

## 4. Glossary

### ***a) Payback***

The payback periods are based on data collated through Carbon Trust energy survey reports. They provide a range of typical payback periods for different types of measures. They are likely payback periods, and may differ from the actual payback period for the building being assessed. Therefore, it is recommended that each suggested measure be further investigated before reaching any decision on how to improve the energy efficiency of the building.

### ***b) Carbon impact***

The High / Medium / Low carbon impact indicators against each recommendation are provided to distinguish, between the suggested recommendations, those that would most effectively reduce carbon emissions from the building. For automatically generated recommendations, the carbon impact indicators are determined by software, but may have been adjusted by the Energy Assessor based on the energy assessment of the building.

### ***c) Valid report***

A valid report is a report that has been:

- Produced within the past 10 years
- Produced by an Energy Assessor who is accredited to produce Recommendation Reports through a Government Approved Accreditation Scheme.
- Lodged on the Register operated by or on behalf of the Secretary of State.



## **5. Green Deal Information**

The Green Deal may enable you to improve the property to make it more energy efficient and cheaper to run.

# Energy Performance Certificate

11, New Road, SHOREHAM-BY-SEA, BN43 6RA


**Dwelling type:** Mid-terrace house  
**Date of assessment:** 04 January 2018  
**Date of certificate:** 06 January 2018

**Reference number:** 0248-9059-7299-5158-6944  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 67 m<sup>2</sup>

## Use this document to:

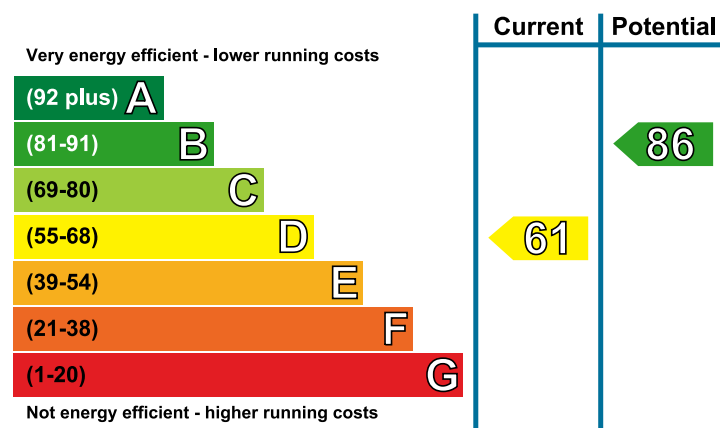
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,295</b>
<b>Over 3 years you could save</b>	<b>£ 828</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 273 over 3 years	£ 144 over 3 years	
Heating	£ 1,662 over 3 years	£ 1,098 over 3 years	
Hot Water	£ 360 over 3 years	£ 225 over 3 years	
<b>Totals</b>	<b>£ 2,295</b>	<b>£ 1,467</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



The graph shows the current energy efficiency of your home.




The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 234	
2 Floor insulation (suspended floor)	£800 - £1,200	£ 99	
3 Draught proofing	£80 - £120	£ 66	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

## Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Solid brick, as built, no insulation (assumed)	★ ★ ☆ ☆ ☆
Roof	Pitched, 100 mm loft insulation	★ ★ ★ ☆ ☆
Floor	Suspended, no insulation (assumed)	—
Windows	Single glazed	★ ☆ ☆ ☆ ☆
Main heating	Boiler and radiators, mains gas	★ ★ ★ ★ ☆
Main heating controls	Programmer and room thermostat	★ ★ ★ ☆ ☆
Secondary heating	None	—
Hot water	From main system	★ ★ ★ ★ ☆
Lighting	Low energy lighting in 13% of fixed outlets	★ ★ ☆ ☆ ☆

Current primary energy use per square metre of floor area: 288 kWh/m<sup>2</sup> per year

The assessment does not take into consideration the physical condition of any element. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology based on age and type of construction.

## Low and zero carbon energy sources

Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. There are none provided for this home.

## Your home's heat demand



For most homes, the vast majority of energy costs derive from heating the home. Where applicable, this table shows the energy that could be saved in this property by insulating the loft and walls, based on typical energy use (shown within brackets as it is a reduction in energy use).














Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	9,817	(299)	N/A	(1,777)
Water heating (kWh per year)	2,547			

You could receive Renewable Heat Incentive (RHI) payments and help reduce carbon emissions by replacing your existing heating system with one that generates renewable heat, subject to meeting minimum energy efficiency requirements. The estimated energy required for space and water heating will form the basis of the payments. For more information, search for the domestic RHI on the [www.gov.uk](http://www.gov.uk) website.

## Recommendations

The measures below will improve the energy performance of your dwelling. The performance ratings after improvements listed below are cumulative; that is, they assume the improvements have been installed in the order that they appear in the table. Further information about the recommended measures and other simple actions you could take today to save money is available at [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator). Before installing measures, you should make sure you have secured the appropriate permissions, where necessary. Such permissions might include permission from your landlord (if you are a tenant) or approval under Building Regulations for certain types of work.

Measures with a green tick  may be supported through the Green Deal finance. If you want to take up measures with an orange tick  through Green Deal finance, be aware you may need to contribute some payment up-front.

Recommended measures	Indicative cost	Typical savings per year	Rating after improvement	Green Deal finance
Internal or external wall insulation	£4,000 - £14,000	£ 78	 D65	
Floor insulation (suspended floor)	£800 - £1,200	£ 33	 D66	
Draught proofing	£80 - £120	£ 22	 D67	
Low energy lighting for all fixed outlets	£35	£ 38	 C69	
Solar water heating	£4,000 - £6,000	£ 44	 C71	
Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£ 62	 C74	
Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 321	 B86	

## Opportunity to benefit from a Green Deal on this property

Green Deal Finance allows you to pay for some of the cost of your improvements in instalments under a Green Deal Plan (note that this is a credit agreement, but with instalments being added to the electricity bill for the property). The availability of a Green Deal Plan will depend upon your financial circumstances. There is a limit to how much Green Deal Finance can be used, which is determined by how much energy the improvements are estimated to **save** for a 'typical household'.

You may be able to obtain support towards repairs or replacements of heating systems and/or basic insulation measures, if you are in receipt of qualifying benefits or tax credits. To learn more about this scheme and the rules about eligibility, call the Energy Saving Advice Service on **0300 123 1234** for England and Wales.

## About this document and the data in it

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**Assessor's accreditation number:** EES/005315  
**Assessor's name:** Mrs. Kate Foster  
**Phone number:** 01273 581400  
**E-mail address:** [kateafoster@aol.com](mailto:kateafoster@aol.com)  
**Related party disclosure:** No related party

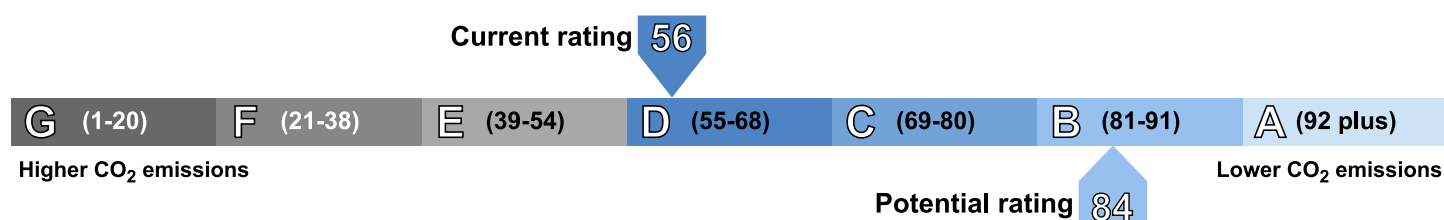
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## About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 3.4 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. If you were to install these recommendations you could reduce this amount by 2.4 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions based on standardised assumptions about occupancy and energy use. The higher the rating the less impact it has on the environment.



# Energy Performance Certificate

15, New Road, SHOREHAM-BY-SEA, BN43 6RA


**Dwelling type:** Mid-terrace house  
**Date of assessment:** 04 January 2018  
**Date of certificate:** 06 January 2018

**Reference number:** 0348-4059-7299-5858-6984  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 68 m<sup>2</sup>

## Use this document to:

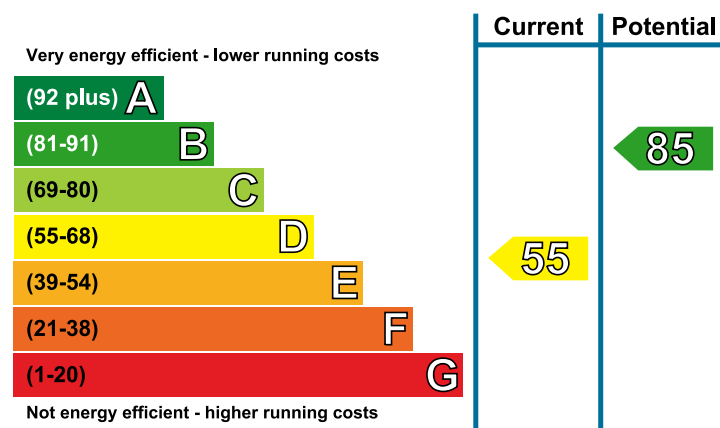
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,619</b>
<b>Over 3 years you could save</b>	<b>£ 1,116</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 183 over 3 years	£ 183 over 3 years	
Heating	£ 2,007 over 3 years	£ 1,122 over 3 years	
Hot Water	£ 429 over 3 years	£ 198 over 3 years	
<b>Totals</b>	<b>£ 2,619</b>	<b>£ 1,503</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



The graph shows the current energy efficiency of your home.




The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 288	
2 Floor insulation (suspended floor)	£800 - £1,200	£ 120	
3 Draught proofing	£80 - £120	£ 81	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

## Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Solid brick, as built, no insulation (assumed)	★ ★ ☆ ☆ ☆
Roof	Pitched, 150 mm loft insulation	★ ★ ★ ★ ☆
Floor	Suspended, no insulation (assumed)	—
Windows	Single glazed	★ ☆ ☆ ☆ ☆
Main heating	Boiler and radiators, mains gas	★ ★ ★ ★ ☆
Main heating controls	Programmer and room thermostat	★ ★ ★ ☆ ☆
Secondary heating	None	—
Hot water	From main system	★ ★ ★ ★ ☆
Lighting	Low energy lighting in 75% of fixed outlets	★ ★ ★ ★ ★

Current primary energy use per square metre of floor area: 336 kWh/m<sup>2</sup> per year

The assessment does not take into consideration the physical condition of any element. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology based on age and type of construction.

## Low and zero carbon energy sources

Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. There are none provided for this home.

## Your home's heat demand



For most homes, the vast majority of energy costs derive from heating the home. Where applicable, this table shows the energy that could be saved in this property by insulating the loft and walls, based on typical energy use (shown within brackets as it is a reduction in energy use).

















Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	10,571	(172)	N/A	(1,857)
Water heating (kWh per year)	2,558			

You could receive Renewable Heat Incentive (RHI) payments and help reduce carbon emissions by replacing your existing heating system with one that generates renewable heat, subject to meeting minimum energy efficiency requirements. The estimated energy required for space and water heating will form the basis of the payments. For more information, search for the domestic RHI on the [www.gov.uk](http://www.gov.uk) website.

## Recommendations

The measures below will improve the energy performance of your dwelling. The performance ratings after improvements listed below are cumulative; that is, they assume the improvements have been installed in the order that they appear in the table. Further information about the recommended measures and other simple actions you could take today to save money is available at [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator). Before installing measures, you should make sure you have secured the appropriate permissions, where necessary. Such permissions might include permission from your landlord (if you are a tenant) or approval under Building Regulations for certain types of work.

Measures with a green tick  may be supported through the Green Deal finance. If you want to take up measures with an orange tick  through Green Deal finance, be aware you may need to contribute some payment up-front.

Recommended measures	Indicative cost	Typical savings per year	Rating after improvement	Green Deal finance
Internal or external wall insulation	£4,000 - £14,000	£ 96	 D60	
Floor insulation (suspended floor)	£800 - £1,200	£ 40	 D62	
Draught proofing	£80 - £120	£ 27	 D63	
Heating controls (thermostatic radiator valves)	£350 - £450	£ 24	 D65	
Replace boiler with new condensing boiler	£2,200 - £3,000	£ 86	 C69	
Solar water heating	£4,000 - £6,000	£ 40	 C71	
Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£ 57	 C74	
Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 321	 B85	

## Alternative measures

There are alternative measures below which you could also consider for your home.

- Biomass boiler (Exempted Appliance if in Smoke Control Area)
- Micro CHP

## Opportunity to benefit from a Green Deal on this property

Green Deal Finance allows you to pay for some of the cost of your improvements in instalments under a Green Deal Plan (note that this is a credit agreement, but with instalments being added to the electricity bill for the property). The availability of a Green Deal Plan will depend upon your financial circumstances. There is a limit to how much Green Deal Finance can be used, which is determined by how much energy the improvements are estimated to **save** for a 'typical household'.

You may be able to obtain support towards repairs or replacements of heating systems and/or basic insulation measures, if you are in receipt of qualifying benefits or tax credits. To learn more about this scheme and the rules about eligibility, call the Energy Saving Advice Service on **0300 123 1234** for England and Wales.



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**Assessor's accreditation number:** EES/005315  
**Assessor's name:** Mrs. Kate Foster  
**Phone number:** 01273 581400  
**E-mail address:** [kateafoster@aol.com](mailto:kateafoster@aol.com)  
**Related party disclosure:** No related party

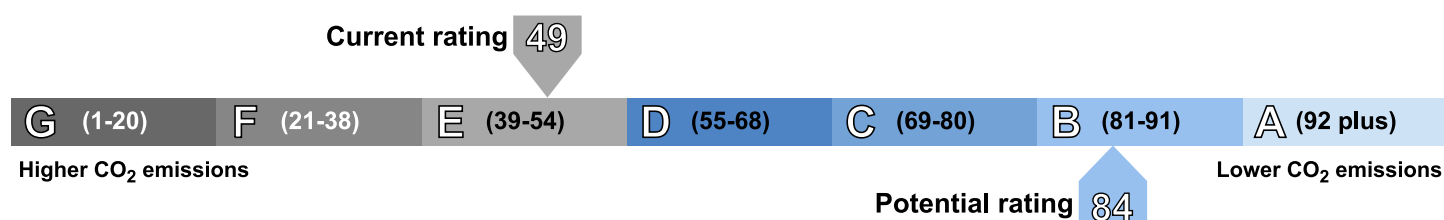
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## About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 4.0 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. If you were to install these recommendations you could reduce this amount by 3.0 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions based on standardised assumptions about occupancy and energy use. The higher the rating the less impact it has on the environment.



# Energy Performance Certificate

19, New Road, SHOREHAM-BY-SEA, BN43 6RA

**Dwelling type:** Mid-terrace house  
**Date of assessment:** 04 January 2018  
**Date of certificate:** 06 January 2018

**Reference number:** 0550-2854-7690-9608-7965  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 69 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures


**Estimated energy costs of dwelling for 3 years:**

**£ 2,187**

**Over 3 years you could save**

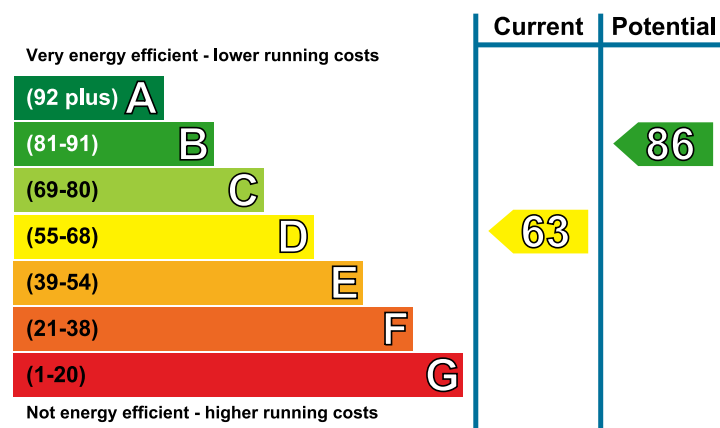
**£ 687**

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 168 over 3 years	£ 168 over 3 years	
Heating	£ 1,731 over 3 years	£ 1,143 over 3 years	
Hot Water	£ 288 over 3 years	£ 189 over 3 years	
<b>Totals</b>	<b>£ 2,187</b>	<b>£ 1,500</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



The graph shows the current energy efficiency of your home.




The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 252	
2 Floor insulation (suspended floor)	£800 - £1,200	£ 102	
3 Draught proofing	£80 - £120	£ 51	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

## Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Solid brick, as built, no insulation (assumed)	★ ★ ☆ ☆ ☆
Roof	Pitched, insulated at rafters	★ ★ ☆ ☆ ☆
Floor	Suspended, no insulation (assumed)	—
Windows	Single glazed	★ ☆ ☆ ☆ ☆
Main heating	Boiler and radiators, mains gas	★ ★ ★ ★ ☆
Main heating controls	Programmer, room thermostat and TRVs	★ ★ ★ ★ ☆
Secondary heating	None	—
Hot water	From main system	★ ★ ★ ★ ☆
Lighting	Low energy lighting in 88% of fixed outlets	★ ★ ★ ★ ★

Current primary energy use per square metre of floor area: 268 kWh/m<sup>2</sup> per year

The assessment does not take into consideration the physical condition of any element. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology based on age and type of construction.

## Low and zero carbon energy sources

Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. There are none provided for this home.

## Your home's heat demand



For most homes, the vast majority of energy costs derive from heating the home. Where applicable, this table shows the energy that could be saved in this property by insulating the loft and walls, based on typical energy use (shown within brackets as it is a reduction in energy use).













Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	10,093	N/A	N/A	(1,840)
Water heating (kWh per year)	1,993			

You could receive Renewable Heat Incentive (RHI) payments and help reduce carbon emissions by replacing your existing heating system with one that generates renewable heat, subject to meeting minimum energy efficiency requirements. The estimated energy required for space and water heating will form the basis of the payments. For more information, search for the domestic RHI on the [www.gov.uk](http://www.gov.uk) website.

## Recommendations

The measures below will improve the energy performance of your dwelling. The performance ratings after improvements listed below are cumulative; that is, they assume the improvements have been installed in the order that they appear in the table. Further information about the recommended measures and other simple actions you could take today to save money is available at [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator). Before installing measures, you should make sure you have secured the appropriate permissions, where necessary. Such permissions might include permission from your landlord (if you are a tenant) or approval under Building Regulations for certain types of work.

Measures with a green tick  may be supported through the Green Deal finance. If you want to take up measures with an orange tick  through Green Deal finance, be aware you may need to contribute some payment up-front.

Recommended measures	Indicative cost	Typical savings per year	Rating after improvement	Green Deal finance
Internal or external wall insulation	£4,000 - £14,000	£ 84	 D67	
Floor insulation (suspended floor)	£800 - £1,200	£ 34	 C69	
Draught proofing	£80 - £120	£ 17	 C69	
Solar water heating	£4,000 - £6,000	£ 34	 C71	
Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£ 60	 C74	
Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 321	 B86	

## Opportunity to benefit from a Green Deal on this property

Green Deal Finance allows you to pay for some of the cost of your improvements in instalments under a Green Deal Plan (note that this is a credit agreement, but with instalments being added to the electricity bill for the property). The availability of a Green Deal Plan will depend upon your financial circumstances. There is a limit to how much Green Deal Finance can be used, which is determined by how much energy the improvements are estimated to **save** for a 'typical household'.

You may be able to obtain support towards repairs or replacements of heating systems and/or basic insulation measures, if you are in receipt of qualifying benefits or tax credits. To learn more about this scheme and the rules about eligibility, call the Energy Saving Advice Service on **0300 123 1234** for England and Wales.

## About this document and the data in it

This document has been produced following an energy assessment undertaken by a qualified Energy Assessor, accredited by Elmhurst Energy Systems Ltd. You can obtain contact details of the Accreditation Scheme at [www.elmhurstenergy.co.uk](http://www.elmhurstenergy.co.uk).

A copy of this certificate has been lodged on a national register as a requirement under the Energy Performance of Buildings Regulations 2012 as amended. It will be made available via the online search function at [www.epcregister.com](http://www.epcregister.com). The certificate (including the building address) and other data about the building collected during the energy assessment but not shown on the certificate, for instance heating system data, will be made publicly available at [www.opendatacommunities.org](http://www.opendatacommunities.org).

This certificate and other data about the building may be shared with other bodies (including government departments and enforcement agencies) for research, statistical and enforcement purposes. For further information about how data about the property are used, please visit [www.epcregister.com](http://www.epcregister.com). To opt out of having information about your building made publicly available, please visit [www.epcregister.com/optout](http://www.epcregister.com/optout).

**Assessor's accreditation number:** EES/005315  
**Assessor's name:** Mrs. Kate Foster  
**Phone number:** 01273 581400  
**E-mail address:** [kateafoster@aol.com](mailto:kateafoster@aol.com)  
**Related party disclosure:** No related party

There is more information in the guidance document *Energy Performance Certificates for the marketing, sale and let of dwellings* available on the Government website at: [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates). It explains the content and use of this document, advises on how to identify the authenticity of a certificate and how to make a complaint.

## About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 3.3 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. If you were to install these recommendations you could reduce this amount by 2.3 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions based on standardised assumptions about occupancy and energy use. The higher the rating the less impact it has on the environment.

