English Cymraeg

Energy performance certificate (EPC)

Upper Flat 6 Petrie Road LEE-ON-THE-SOLENT	Energy rating	Valid until:	6 January 2035
PO13 9JB		Certificate number:	2000-3709-1050-5704-3301
Property type Top-floor flat			

Total floor area 42 square metres

Rules on letting this property

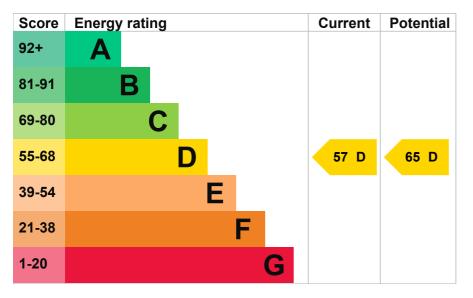
Properties can be let if they have an energy rating from A to E.

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 D. It has the potential to be D.

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	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, no insulation (assumed)	Very poor
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	(another dwelling below)	N/A
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 357 kilowatt hours per square metre (kWh/m2).

About primary energy use

Additional information

Additional information about this property:

· Cavity fill is recommended

How this affects your energy bills

An average household would need to spend £1,401 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 £272 per year if you complete the suggested steps for improving this property's energy rating.

This is based on average costs in 2025 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:

- 6,600 kWh per year for heating
- 1,575 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is E. It has the potential to be D.

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 produces

6 tonnes of CO2
This property produces
2.6 tonnes of CO2

This property's potential production

2.1 tonnes of CO2

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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

Do I need to follow these step	ps in order?
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Step 1: Cavity wall insulation	
Typical installation cost	
	£500 - £1,500
Typical yearly saving	£106
Potential rating after completing step 1	
	60 D
Step 2: Heating controls (room thermostat)	
Typical installation cost	£350 - £450
Typical yearly saving	£59
Potential rating after completing steps 1 and 2	
	62 D
Step 3: Replace boiler with new condensing boiler	
Typical installation cost	£2,200 - £3,000
Typical yearly saving	£107
Potential rating after completing steps 1 to 3	£107
otonital rating alter completing steps 1 to o	65 D

Advice on making energy saving improvements

Get detailed recommendations and cost estimates

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Insulation: Great British Insulation Scheme
- Heat pumps and biomass boilers: Boiler Upgrade Scheme
- Help from your energy supplier: Energy Company Obligation

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 Kelly Molloy

Telephone 07508958203

Email

kellymmolloy@hotmail.com

Contacting the accreditation scheme

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

Accreditation scheme Quidos Limited

Assessor's ID QUID208573

Telephone

01225 667 570

Email info@guidos.co.uk

About this assessment

Assessor's declaration No related party

Date of assessment

7 January 2025

Date of certificate

7 January 2025

Type of assessment

RdSAP

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at <u>mhclg.digital-services@communities.gov.uk</u> or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number

9970-2891-6426-9007-6341 (/energy-certificate/9970-2891-6426-9007-6341)

Expired on

14 December 2023

Certificate number

0970-2895-6476-9099-6345 (/energy-certificate/0970-2895-6476-9099-6345)

Expired on 14 March 2021

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