Energy performance certificate (EPC)			
39, Sedge Place WEYMOUTH DT3 6FN	Energy rating	Valid until:	7 June 2025
		Certificate number:	8565-7536-3590-2694-5906
Property type	S	Semi-detached house	9
Total floor area	7	1 square metres	

Rules on letting this property

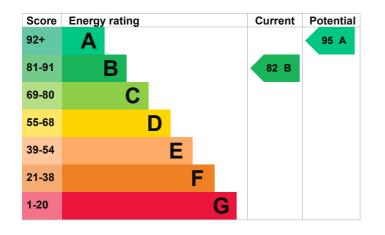
Properties can be let if they have an energy rating from A to E.

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 B. It has the potential to be A.

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
Walls	Average thermal transmittance 0.19 W/m²K	Very good
Roof	Average thermal transmittance 0.11 W/m²K	Very good
Floor	Average thermal transmittance 0.22 W/m ² K	Good
Windows	High performance glazing	Very good
Main heating	Boiler and underfloor heating, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 3.9 m³/h.m² (as tested)	Good
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 99 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£374 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 £46 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2015** 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:

- 1,850 kWh per year for heating
- 1,932 kWh per year for hot water

Impact on the environment

nt	This property produces	1.2 tonnes of CO2	
This property's environmental impact rating is B. It has the potential to be A.		This property's potential -0.1 tonnes of CO2 production	
	You could improve this prope making the suggested chang protect the environment.	5	
	These ratings are based on a average occupancy and ene	rgy use. People living at	
6 tonnes of CO2	the property may use different amounts of energ		
	nt ct rating is B. It to G (worst) on ey produce each 6 tonnes of CO2	ct rating is B. ItThis property's potential productionto G (worst) on ey produce eachYou could improve this proper making the suggested change protect the environment.These ratings are based on a average occupancy and ene the property may use different	

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Solar water heating	£4,000 - £6,000	£45
2. Solar photovoltaic panels	£5,000 - £8,000	£296

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	Dale Martin
Telephone	0844 6331000
Email	energyadmin@nhbc.co.uk

Contacting the accreditation scheme

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

Accreditation scheme	NHER
Assessor's ID	NHER003482
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party	
Date of assessment	4 June 2015	
Date of certificate	8 June 2015	
Type of assessment	SAP	