

Energy Performance Certificate

Flat 6 Selby House, Carnarvon Road, SOUTHEND-ON-SEA, SS2 6DY

Dwelling type: Mid-floor flat
 Date of assessment: 08 June 2018
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 Reference number: 0953-3868-7068-9808-8865
 Type of assessment: SAP, new dwelling
 Total floor area: 70 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

Estimated energy costs of dwelling for 3 years:

£ 849

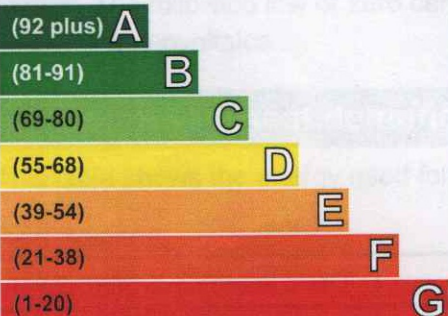
Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 156 over 3 years	£ 156 over 3 years	Not applicable
Heating	£ 462 over 3 years	£ 462 over 3 years	
Hot Water	£ 231 over 3 years	£ 231 over 3 years	
Totals	£ 849	£ 849	

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

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
85	85

The graph shows the current energy efficiency of your home.

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

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.