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Energy performance certificate (EPC)

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FLAT 30
GRAND MARINE COURT
DURLEY GARDENS
BOURNEMOUTH
BH2 5HS

Energy rating

E

Valid until

1 July 2031

Certificate number

3420-0139-0055-2007-1953

Property type

Ground-floor flat

Total floor area

81 square metres

Rules on letting this property

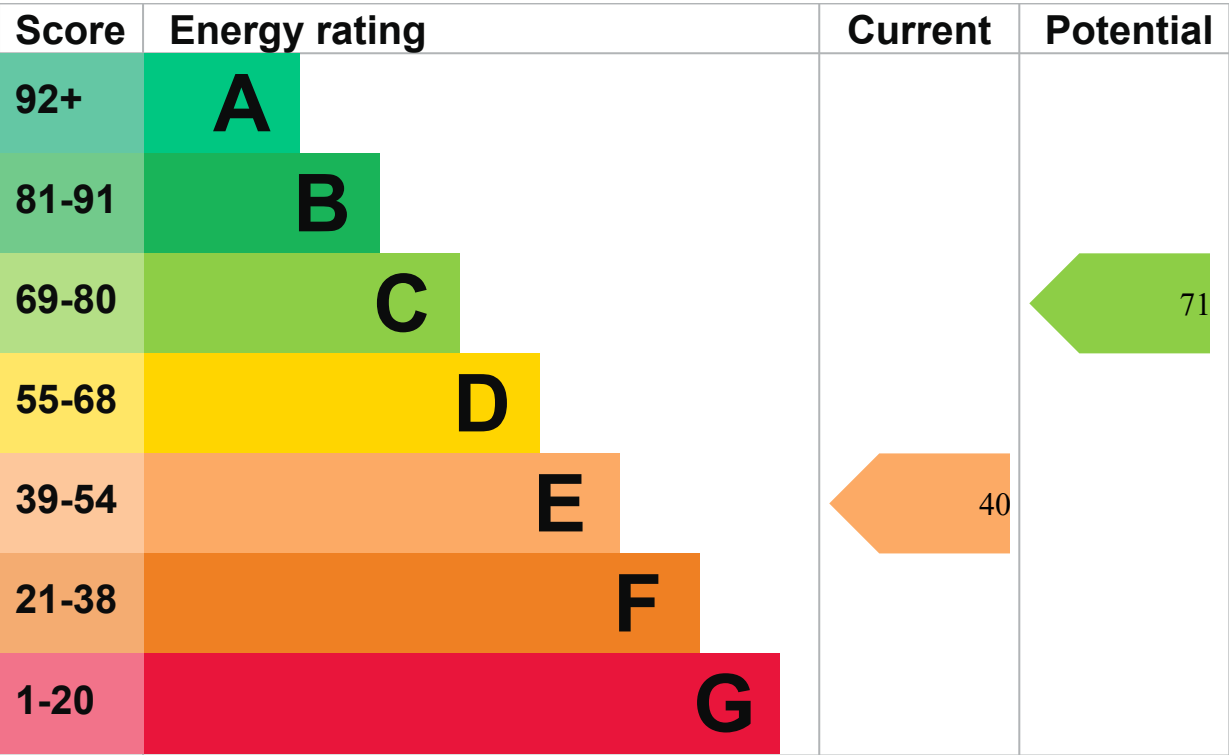
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property’s energy rating is E. 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	Cavity wall, as built, no insulation (assumed)	Poor
Wall	Solid brick, as built, no insulation (assumed)	Poor
Window	Single glazed	Very poor
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	Community scheme	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 397 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 £1,508 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 £778 per year if you complete the suggested steps for improving this property's energy rating.

This is based on average costs in 2021 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:

- 7,604 kWh per year for heating
- 4,265 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

5.5 tonnes of CO₂

This property's potential production

3.5 tonnes of CO₂

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 steps in order?

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£179
2. Internal wall insulation	£4,000 - £14,000	£87
3. Floor insulation (suspended floor)	£800 - £1,200	£187
4. High heat retention storage heaters	£1,600 - £2,400	£218
5. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£107

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\).](http://www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

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

- Free energy saving improvements: [Warm Homes Local Grant \(www.gov.uk/apply-warm-homes-local-grant\)](http://www.gov.uk/apply-warm-homes-local-grant).
- Heat pumps and biomass boilers: [Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgrade-scheme\)](http://www.gov.uk/apply-boiler-upgrade-scheme).
- Help from your energy supplier: [Energy Company Obligation \(www.gov.uk/energy-company-obligation\)](http://www.gov.uk/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

Mark Sacchi

Telephone

01202 399143

Email

mark@greenbench.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

Quidos Limited

Assessor's ID

QUID200505

Telephone

01225 667 570

Email

info@quidos.co.uk

About this assessment

Assessor's declaration

No related party

Date of assessment

2 July 2021

Date of certificate

2 July 2021

Type of assessment

► Show information about the RdSAP

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