

Energy performance certificate (EPC)

47a Station Road SWANAGE BH19 1AD	Energy rating D	Valid until:	17 May 2036
		Certificate number:	1836-9525-9600-0568-2292

Property type	Top-floor maisonette
Total floor area	86 square metres

Rules on letting this property

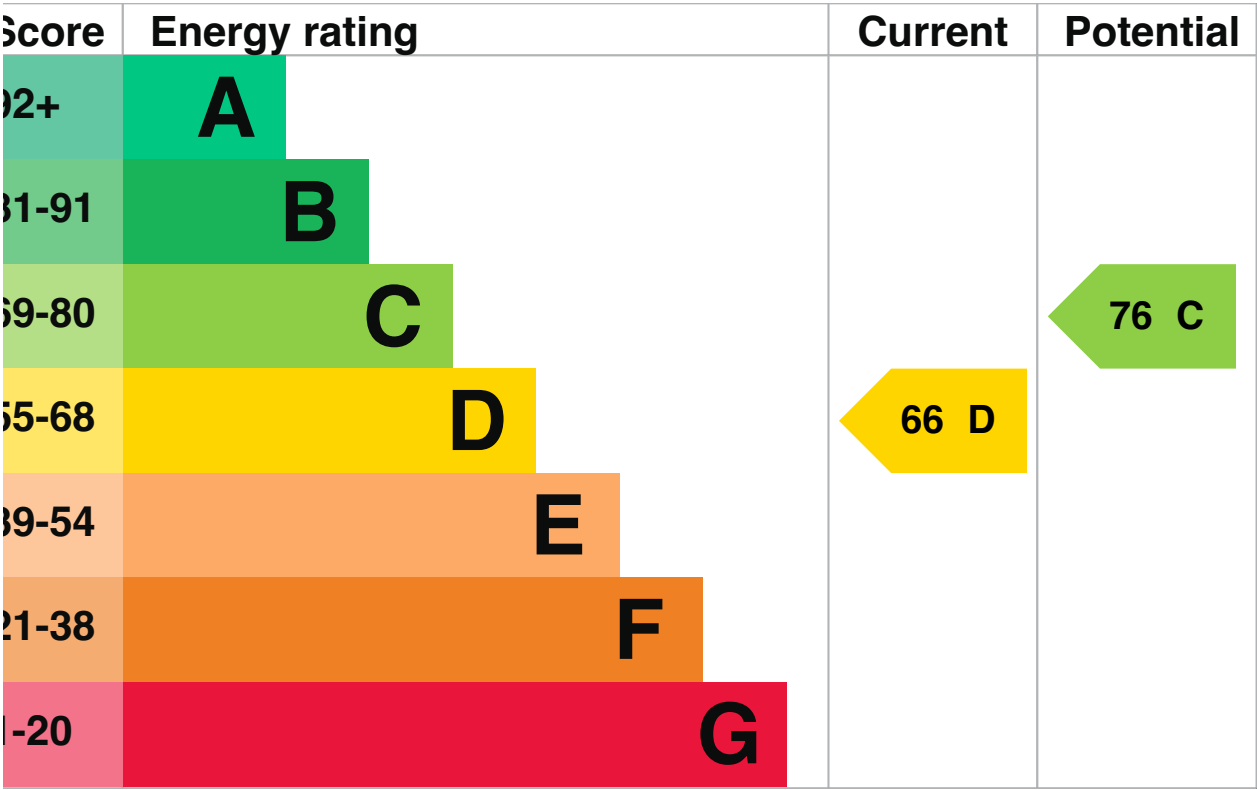
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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 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
Roof	Flat, no insulation	Very poor
Window	Mostly double glazing	Poor
Main heating	Boiler and radiators, mains gas	Good

main heating control	Programmer, room thermostat and TRVs	Good
hot water	From main system	Good
lighting	Good lighting efficiency	Good
door	(other premises below)	N/A
air tightness	(not tested)	N/A
secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 214 kilowatt hours per square metre (kWh/m²).

[About primary energy use](#)

Additional information

Additional information about this property:

- Cavity fill is recommended

Smart meters

This property had **no smart meters** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out how to get a smart meter \(https://www.smartenergygb.org/\)](https://www.smartenergygb.org/)

How this affects your energy bills

An average household would need to spend **£1,364 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 £398 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2026** 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:

- 10,864 kWh per year for heating
- 2,934 kWh per year for hot water

mpact on the environment

is property’s environmental impact rating is D. It has the potential to be C.

roperties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

arbon emissions

n average household produces	6 tonnes of CC
his property produces	3.4 tonnes of CC
his property’s potential production	2.2 tonnes of CC

u could improve this property’s CO2 emissions by making the suggested changes. This will help to protect the vironment.

ese ratings are based on assumptions about average occupancy and energy use. People living at the property may use ferent amounts of energy.

Steps you could take to save energy

[Do I need to follow these steps in order?](#)

Step 1: Flat roof or sloping ceiling insulation

Typical installation cost	£900 - £1,200
---------------------------	---------------

Typical yearly saving	£270
-----------------------	------

Potential rating after completing step	73 C
--	------

Step 2: Cavity wall insulation

Typical installation cost	£900 - £1,500
---------------------------	---------------

Typical yearly saving	£120
-----------------------	------

Potential rating after completing steps 1 and 2	76 C
---	------

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:

Free energy saving improvements: [Warm Homes Local Grant \(WHLG\)](#)

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

Sally Hargreaves

Telephone

07920840086

Emailsallyhar100@gmail.com

Contacting the accreditation scheme

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

Accreditation scheme

Elmhurst Energy Systems Ltd

Assessor's ID

EES/002701

Telephone

01455 883 250

Emailenquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration

No related party

Date of assessment

18 May 2026

Date of certificate

18 May 2026

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 ecdg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number[8425-6924-5360-6442-2926 \(/energy-certificate/8425-6924-5360-6442-2926\)](#)

xpired on

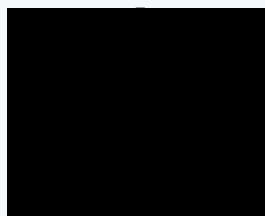
28 April 2025

ertificate number[8296-4935-6420-6326-2983 \(/energy-certificate/8296-4935-6420-6326-2983\)](#)**xpired on**

26 November 2018

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5)[Service performance \(/service-performance\)](#)**OGL**

All content is available under the [Open Government Licence v3.0 \(https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/\)](#), except where otherwise stated



© Crown copyright (<https://www.nationalarchives.gov.uk/information-management/re-using-public-sector-information/uk-government-licensing-framework/crown-copyright/>)