# **Energy performance certificate (EPC)**

23, Whitefriars Meadow SANDWICH CT13 9AS Energy rating		Valid until:	21 August 2029
	Certificate number:	8431-6428-5810-7932-8926	
Property type	Т	Гор-floor flat	
Total floor area	8	39 square metre	S

# Rules on letting this property

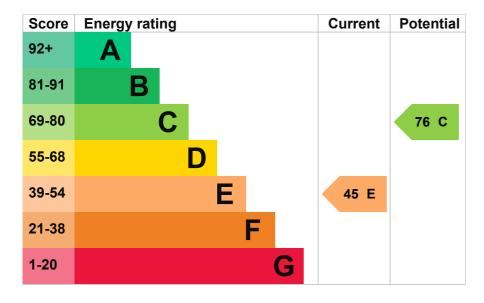
Properties can be let if they have an energy rating from A to E.

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 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
Roof	Flat, limited insulation (assumed)	Very poor
Window	Partial double glazing	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in 42% of fixed outlets	Average
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

### Primary energy use

The primary energy use for this property per year is 402 kilowatt hours per square metre (kWh/m2).

► About primary energy use

### **Additional information**

Additional information about this property:

- · Cavity fill is recommended
- Dwelling has access issues for cavity wall insulation

# How this affects your energy bills

An average household would need to spend £1,302 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 £762 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2019** 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:

- 13,206 kWh per year for heating
- 3,356 kWh per year for hot water

## Impact on the environment

This property's environmental impact rating is F. It has the potential to be C.

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 6.3 tonnes of CO2 This property's potential production 2.2 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?

Typical installation cost

Typical yearly saving

Typical installation cost	£850 - £1,500
Typical yearly saving	£305
Potential rating after completing step 1	58 D
Step 2: Cavity wall insulation	
Typical installation cost	£500 - £1,500
Typical yearly saving	£156
Potential rating after completing steps 1 and 2	64 D
Step 3: Internal or external wall insulation	
Typical installation cost	£4,000 - £14,000
Typical yearly saving	£3!
Potential rating after completing steps 1 to 3	66 D
Step 4: Low energy lighting	
Typical installation cost	£39
Typical yearly saving	£34
Potential rating after completing steps 1 to 4	67 D
Step 5: Hot water cylinder thermostat	
Typical installation cost	£200 - £400
Typical yearly saving	£7
Potential rating after completing steps 1 to 5	70 C

£2,200 - £3,000

£161

## 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	Stephen Yeomans
Telephone	075 333 13 502
Email	stephenyeomans@btinternet.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/004564
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

### About this assessment

22 August 2019
22 August 2019
► RdSAP

# Other certificates for this property

**Expired on** 19 March 2019

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