# **Energy performance certificate (EPC)**

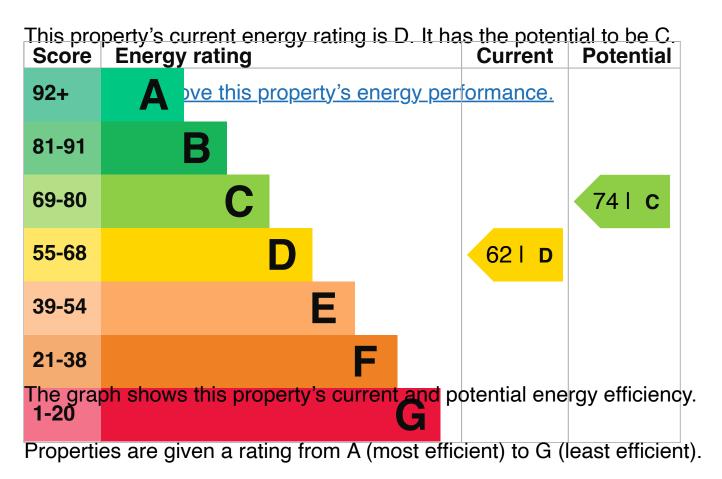
206 Cheriton High Street FOLKESTONE CT19 4HS	Energy rating	Valid until: Certificate number:	27 February 2033 7107-2222-2050-0428- 0226
Property type Detached house			ouse
Total floor area	1	07 square	metres

### 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 (<u>https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</u>).

## Energy efficiency rating for this property



Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, filled cavity	Average
Roof	Pitched, limited insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, 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
Floor	Solid, no insulation (assumed)	N/A
Floor	To unheated space, no insulation (assumed)	N/A
Secondary heating	None	N/A

### Primary energy use

The primary energy use for this property per year is 254 kilowatt hours per square metre (kWh/m2).

## Environmental impact of this property

This property's current environmental impact rating is D. It has the potential to be D.

Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.

Properties with an A rating produce less CO2 than G rated properties.

An average household produces	6 tonnes of CO2
This property produces	4.8 tonnes of CO2
This property's potential production	3.3 tonnes of CO2

By making the <u>recommended changes</u>, you could reduce this property's CO2 emissions by 1.5 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

## Improve this property's energy rating

Follow these steps to improve the energy rating and score.

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (solid floor)	£4,000 - £6,000	£46
2. Solar water heating	£4,000 - £6,000	£32
3. Solar photovoltaic panels	£3,500 - £5,500	£403

### Paying for energy improvements

You might be able to get a grant from the **Boiler Upgrade Scheme** 

(<u>https://www.gov.uk/apply-boiler-upgrade-scheme</u>). This will help you buy a more efficient, low carbon heating system for this property.

### Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£991
Potential saving if you complete every step in order	£78

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

### Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property			
Type of heating	Estimated energy used		
Space heating	15050 kWh per year		
Water heating	2260 kWh per year		
Potential energy savings by installing insulation			
Type of insulation	Amount of energy saved		
Loft insulation	3110 kWh per year		
Saving energy in this property			

Find ways to save energy in your home by visiting <u>www.gov.uk/improve-</u> energy-efficiency.

## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

#### Assessor contact details

Assessor's name	Thomas Hague
Telephone	01304626457
Email	thomashague@hiveeas.co.uk

#### Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO034335
Telephone	0330 124 9660
Email	certification@stroma.com

#### Assessment details

Assessor's declaration	No related party	
Date of assessment	28 February 2023	
Date of certificate	28 February 2023	
Type of assessment	<u>RdSAP</u>	
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