# **Energy performance certificate (EPC)**

10 The Green Burmarsh ROMNEY MARSH TN29 0JL Energy rating

D

Valid until: 30 May 2033

Certificate number: 7593-0000-8255-1807-1200

Property type Mid-terrace house

Total floor area 74 square metres

# Rules on letting this property

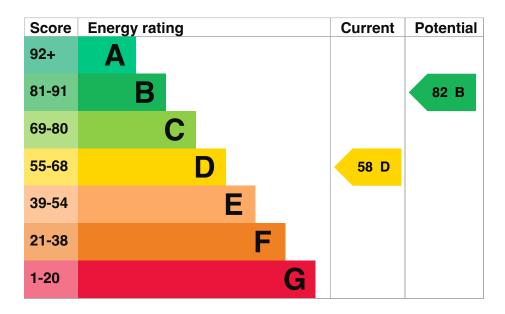
Properties can be let if they have an energy rating from A to E.

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).

## **Energy rating and score**

This property's current energy rating is D. It has the potential to be B.

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, filled cavity	Average
Roof	Pitched, 100 mm loft insulation	Average
Window	Fully double glazed	Good
Main heating	Boiler and radiators, wood logs	Poor
Main heating control	Room thermostat only	Poor
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in 44% of fixed outlets	Average
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

#### Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

· Biomass main heating

#### Primary energy use

The primary energy use for this property per year is 257 kilowatt hours per square metre (kWh/m2).

# How this affects your energy bills

An average household would need to spend £1,061 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 £369 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** when this EPC was created. People living at the property may use different amounts of heating, hot water and lighting.

#### Heating this property

Estimated energy needed in this property is:

- 7,061 kWh per year for heating
- 3,077 kWh per year for hot water

### Saving energy by installing insulation

Energy you could save:

· 465 kWh per year from loft insulation

#### More ways to save energy

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

# **Environmental impact of this property**

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

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

#### Carbon emissions

An average household produces	6 tonnes of CO2
This property produces 0.9 to	
This property's potential production	-0.5 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.

# Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£40
2. Floor insulation (solid floor)	£4,000 - £6,000	£80
3. Low energy lighting	£25	£30
4. Hot water cylinder thermostat	£200 - £400	£32
5. Heating controls (programmer and TRVs)	£350 - £450	£36
6. Solar water heating	£4,000 - £6,000	£129
7. High performance external doors	£1,000	£23
8. Solar photovoltaic panels	£3,500 - £5,500	£407

### Help paying for energy improvements

You might be able to get a grant from the Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

#### Who to contact about this certificate

## Contacting the assessor

Type of assessment

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created

Assessor's name	Charlotte Sisk
Telephone	01303 840 873
Email	charlotte@kentenergy.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	Stroma Certification Ltd	
Assessor's ID	STRO006450	
Telephone	0330 124 9660	
Email	certification@stroma.com	
About this assessment Assessor's declaration	No related party	
Date of assessment	31 May 2023	
Date of certificate	31 May 2023	
Type of assessment	RdSAP	