

Energy performance certificate (EPC)

171 Cheriton High Street
FOLKESTONE
CT19 4HQ

Energy rating

F

Valid until: **27 September 2031**

Certificate number: **2709-4021-2000-0078-5222**

Property type **end-terrace house**

Total floor area **74 square metres**

Rules on letting this property

You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. 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).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

This property’s energy rating is F. It has the potential to be B.

[See how to improve this property’s energy efficiency.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | 33 F | |
| 1-20 | G | | |

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, 270 mm loft insulation | Good |
| Window | Fully double glazed | Average |
| Main heating | Room heaters, electric | Very poor |
| Main heating control | No thermostatic control of room temperature | Poor |
| Hot water | Gas multipoint | Average |
| Lighting | Low energy lighting in 22% of fixed outlets | Poor |
| 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 391 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£1,812 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 £1,306 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:

- 7,953 kWh per year for heating
- 1,487 kWh per year for hot water

Impact on the environment

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

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 CO ₂ |
| This property produces | 4.9 tonnes of CO ₂ |
| This property's potential production | 1.1 tonnes of CO ₂ |

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. Floor insulation (suspended floor) | £800 - £1,200 | £210 |
| 2. Low energy lighting | £35 | £27 |
| 3. Gas condensing boiler | £3,000 - £7,000 | £1,039 |
| 4. Solar water heating | £4,000 - £6,000 | £29 |
| 5. Solar photovoltaic panels | £3,500 - £5,500 | £377 |

Help paying for energy improvements

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

More ways to save energy

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

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 | Benjamin Denyer |
| Telephone | 07720603576 |
| Email | ben@teamonline.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 | STRO029870 |
| Telephone | 0330 124 9660 |
| Email | certification@stroma.com |

About this assessment

| | |
|------------------------|-----------------------|
| Assessor's declaration | No related party |
| Date of assessment | 28 September 2021 |
| Date of certificate | 28 September 2021 |
| Type of assessment | RdSAP |