Energy performance certificate (EPC)				
114, Old Road West GRAVESEND DA11 0LR	Energy rating	Valid until: 4 June 2023 Certificate number: 0658-5084-7206-0697-4950		
Property type	Mid-terrace house			
Total floor area		95 square metres		

Rules on letting this property

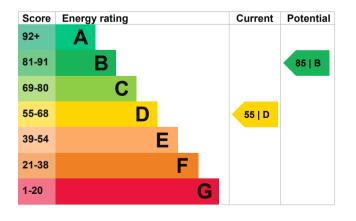
Properties can be let if they have an energy rating from A to E.

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

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

<u>See how to improve this property's energy</u> performance.



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

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	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 250mm loft insulation	Good
Window	Full secondary glazing	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 20% of fixed outlets	Poor
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 261 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property

This property's current 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. CO2 harms the environment.

An average household produces	6 tonnes of CO2

This property produces 4.7 tonnes of CO2

This property's potential 1.2 tonnes of CO2 production

You could improve this property's CO2 emissions by making the suggested changes. 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

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£257
2. Floor insulation	£800 - £1,200	£57
3. Low energy lighting	£40	£33
4. Heating controls (TRVs)	£350 - £450	£25
5. Condensing boiler	£2,200 - £3,000	£81
6. Solar water heating	£4,000 - £6,000	£27
7. Solar photovoltaic panels	£9,000 - £14,000	£247

Paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (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		Heating a property usually makes up the majority of energy costs.	
Based on average energy costs when this EPC was created:		Estimated energy used to heat this property	
		Type of heating	Estimated energy used
Estimated yearly energy cost for this property	£1028	Space heating	11814 kWh per year
Potential saving if you	£480	Water heating	2215 kWh per year
complete every step in order		Potential energy savings by installing insulation	
The estimated cost shows how m	uch the	Type of insulation	Amount of energy saved
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.		Solid wall insulatio	n 4505 kWh per year
		0	
		Saving energy i	in this property

Heating use in this property

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

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	Darren Barlow
Telephone	07890 342711
Email	<u>dbarlow@live.co.uk</u>
Accreditation scheme contact details	

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate Type of assessment

ECMK ECMK201585 0333 123 1418 info@ecmk.co.uk

No related party 5 June 2013 5 June 2013 RdSAP