Energy performance certificate (EPC)

September Cottage Pinkham East Peckham TONBRIDGE TN12 5EU Energy rating

Valid until: 28 September 2032

Certificate number:

0230-2991-8010-2522-8955

Property type

Detached bungalow

Total floor area

116 square metres

Rules on letting this property

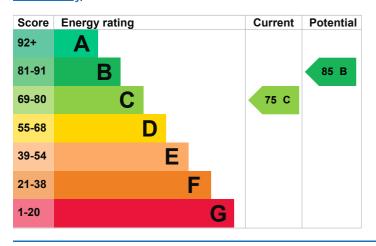
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance</u> for <u>landlords</u> on the <u>regulations</u> and <u>exemptions</u> (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 C. It has the potential to be B.

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



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, insulated (assumed)	Good
Roof	Pitched, insulated (assumed)	Good
Roof	Roof room(s), insulated (assumed)	Good
Window	Fully double glazed	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 65% of fixed outlets	Good
Floor	Suspended, insulated (assumed)	N/A
Secondary heating	Room heaters, wood logs	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 secondary heating

Primary energy use

The primary energy use for this property per year is 139 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £698 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 £61 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2022** 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:

- 7,207 kWh per year for heating
- 2,282 kWh per year for hot water

impact on the environment	This property produces	2.6 tonnes of CO2
This property's current environmental impact rating is C. It has the potential to be B.	This property's potential production	1.4 tonnes of CO2

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	6 tonnes of CO2
produces	

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. Low energy lighting	£40	£31
2. Solar water heating	£4,000 - £6,000	£29
3. Solar photovoltaic panels	£3,500 - £5,500	£386

Help 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.

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 Mark Grobler
Telephone 07885636027

Email <u>marklgrobler@yahoo.co.uk</u>

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 STRO001091 Telephone 0330 124 9660

Email <u>certification@stroma.com</u>

About this assessment

Assessor's declaration

Date of assessment

Date of certificate

No related party
29 September 2022
29 September 2022

Type of assessment RdSAP