# Energy performance certificate (EPC)

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|---|---|---|
| FLAT 1<br>VIKING COURT<br>ST STEPHEN'S CLOSE<br>CANTERBURY<br>CT2 7HZ | Energy rating<br>**E** | Valid until: **26 October 2030**<br><br>Certificate number: **2860-1906-2200-5800-2204** |

| | |
|---|---|
| Property type | Ground-floor flat |
| Total floor area | 42 square metres |

## Rules on letting this property

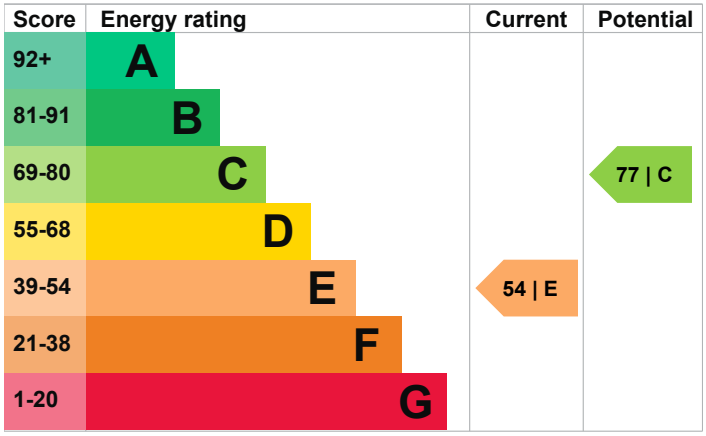
Properties can be let if they have an energy rating from A to E.

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 efficiency rating for this property

This property's current energy rating is E. It has the potential to be C.

See how to improve this property's energy 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 | Cavity wall, as built, partial insulation (assumed) | Average |
| Window | Fully double glazed | Average |
| Main heating | Electric storage heaters | Average |
| Main heating control | Manual charge control | Poor |
| Hot water | Electric immersion, off-peak | Very poor |
| Lighting | Low energy lighting in 60% of fixed outlets | Good |
| Roof | (another dwelling above) | N/A |
| Floor | Solid, no insulation (assumed) | N/A |
| Secondary heating | Portable electric heaters (assumed) | N/A |

## Primary energy use

The primary energy use for this property per year is 550 kilowatt hours per square metre (kWh/m2).

## Additional information

Additional information about this property:

- Cavity fill is recommended

## Environmental impact of this property

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

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 | 3.9 tonnes of CO2 |
| This property's potential production | 2.3 tonnes of CO2 |

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

Follow these steps to improve the energy rating and score.

| Step | Typical installation cost | Typical yearly saving |
|---|---|---|
| **1. Cavity wall insulation** | £500 - £1,500 | £151 |
| **2. Floor insulation (solid floor)** | £4,000 - £6,000 | £129 |
| **3. Low energy lighting** | £20 | £12 |
| **4. High heat retention storage heaters** | £800 - £1,200 | £178 |

### 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.

## Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

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|---|---|
| Estimated yearly energy cost for this property | £910 |
| Potential saving if you complete every step in order | £471 |

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 | 5785 kWh per year |
| Water heating | 1426 kWh per year |

#### Potential energy savings by installing insulation

| Type of insulation | Amount of energy saved |
|---|---|
| Cavity wall insulation | 1419 kWh per year |

### Saving energy in this property

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

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|---|---|
| Assessor's name | Harry Jones |
| Telephone | 07518547800 |
| Email | harryjonesmarketing@gmail.com |

### Accreditation scheme contact details

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|---|---|
| Accreditation scheme | Stroma Certification Ltd |
| Assessor ID | STRO032355 |
| Telephone | 0330 124 9660 |
| Email | certification@stroma.com |

### Assessment details

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| Assessor's declaration | No related party |
| Date of assessment | 26 October 2020 |
| Date of certificate | 27 October 2020 |
| Type of assessment | RdSAP |