Energy performance certificate (EPC)

36 WATERS EDGE CANTERBURY CT1 1WX

Energy rating

Valid until: 28 October 2030

Certificate number:

2061-2611-7000-2320-3341

Property type End-terrace house

Total floor area 100 square metres

Rules on letting this property

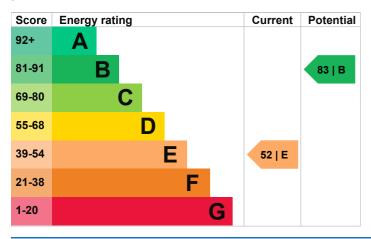
Properties can be let if they have an energy rating from A to E.

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

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

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, insulated (assumed)	Good
Roof	Pitched, 100 mm loft insulation	Average
Window	Fully double glazed	Good
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	Electric immersion, off-peak	Poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Suspended, insulated (assumed)	N/A
Floor	To unheated space, insulated (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 306 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property		5.2 tonnes of CO2	
This property's current environmental impact rating is E. It has the potential to be D.		3.2 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.		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
onnes of CO2	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.		
	tal impact e D.) to G (worst)) they	This property's potential production You could improve this properts on the production You could improve this properts on the properts of the production You could improve this properts on the properts of the production You could improve this properts on the production Environmental impact rating assumptions about average energy use. They may not	

Improve this property's energy rating

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£56
2. High heat retention storage heaters	£2,000 - £3,000	£367
3. Solar water heating	£4,000 - £6,000	£74
4. High performance external doors	£3,000	£75
5. Solar photovoltaic panels	£3,500 - £5,500	£381

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

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£1440
Potential saving if you complete every step in order	£572

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	7306 kWh per year

Water heating 2223 kWh per year

Potential energy savings by installing insulation

Type of insulation Amount of energy saved

Loft insulation 370 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

Assessor's name Graham Bolton
Telephone 07956267394

Email <u>gbolton.dea@btinternet.com</u>

Accreditation scheme contact details

Accreditation scheme ECMK

 Assessor ID
 ECMK300874

 Telephone
 0333 123 1418

 Email
 info@ecmk.co.uk

Assessment details

Assessor's declaration No related party
Date of assessment 29 October 2020
Date of certificate 29 October 2020

Type of assessment RdSAP