# **Energy performance certificate (EPC)**

Cross Keys Lodge Bolts Hill Chartham CANTERBURY CT4 7JX

Energy rating

Valid until: 5 July 2032

Certificate 0463-2028-0203-9322-8200 number:

Property type

Semi-detached house

Total floor area

139 square metres

## Rules on letting this property

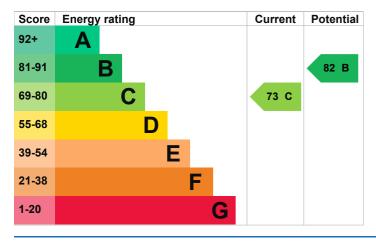
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance for landlords on the regulations and exemptions</u> (<u>https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</u>).

## **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	Solid brick, as built, insulated (assumed)	Good
Roof	Pitched, insulated (assumed)	Good
Window	Full secondary glazing	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Suspended, limited insulation (assumed)	N/A
Floor	Solid, limited insulation (assumed)	N/A
Secondary heating	None	N/A

### Primary energy use

The primary energy use for this property per year is 165 kilowatt hours per square metre (kWh/m2).

## How this affects your energy bills

An average household would need to spend £849 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 £36 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:

- 12,584 kWh per year for heating
- 2,766 kWh per year for hot water

impact on the environment	inis property produces	4.0 tonnes of CO2	
This property's current environmental impact			
rating is C. It has the potential to be C.	This property's potential	2.8 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.

Impact on the environment

#### Carbon emissions

An average household produces

6 tonnes of CO2

This property produces	4.0 torines of CO2
This property's potential production	2.8 tonnes of CO2

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. Solar water heating	£4,000 - £6,000	£37
2. Solar photovoltaic panels	£3,500 - £5,500	£374

## Help paying for energy improvements

You might be able to get a grant from the Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgradescheme). 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 <a href="https://www.gov.uk/improve-energy-efficiency">www.gov.uk/improve-energy-efficiency</a>.

### 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 Thomas Hague Telephone 01304626457

Email <u>bruceadams@hiveeas.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 STRO034335
Telephone 0330 124 9660

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

### About this assessment

Assessor's declaration

Date of assessment

Date of certificate

Type of assessment

No related party
6 July 2022
6 July 2022
RdSAP