## Energy performance certificate (EPC)

	Energy rating	Valid until:	19 May 2025
The Penthouse 26, The Beach Walmer DEAL CT14 7HJ	F	Certificate number:	2808-9080-7265-3765- 2940
Property type	т	op-floor flat	
Total floor area	5	9 square metres	

## Rules on letting this property

# You may not be able to let this property

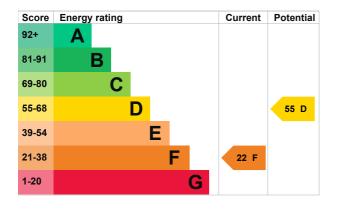
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read <u>guidance for landlords on the regulations and exemptions</u> (<u>https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</u>).

Properties can be let if they have an energy rating from A to E. You could make changes to <u>improve this property's energy rating</u>.

## Energy rating and score

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

See how to improve this property's energy efficiency.



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	Timber frame, with additional insulation	Good
Roof	Pitched, no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Room heaters, electric	Very poor
Main heating control	Appliance thermostats	Good
Hot water	Electric immersion, standard tariff	Very poor
Lighting	Low energy lighting in 8% of fixed outlets	Very poor
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

#### Primary energy use

The primary energy use for this property per year is 539 kilowatt hours per square metre (kWh/m2).

## How this affects your energy bills

An average household would need to spend £1,530 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 £708 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2015** 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:

- 8,097 kWh per year for heating
- 1,710 kWh per year for hot water

Impact on the enviro	onment	This property produces	5.4 tonnes of CO2	
This property's environment F. It has the potential to be I		This property's potential production	5.5 tonnes of CO2	
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.		
Carbon emissions		These ratings are based of about average occupancy	/ and energy use.	
An average household produces	6 tonnes of CO2	People living at the property may use differ amounts of energy.		

## Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Low energy lighting	£55	£23
2. High heat retention storage heaters	£800 - £1,200	£665
3. Heat recovery system for mixer showers	£585 - £725	£20

### 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	Giles Day
Telephone	0845 0945 192
Email	epcquery@vibrantenergymatters.co.uk

#### 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	STRO005140
Telephone	0330 124 9660
Email	certification@stroma.com

#### About this assessment

Assessor's declaration	No related party
Date of assessment	20 May 2015
Date of certificate	20 May 2015
Type of assessment	RdSAP