Energy performance certificate (EPC)			
5-7 Paradise Row SANDWICH CT13 9HU	Energy rating	Valid until: 15 March 2032 Certificate number: 9654-3014-8207-2152-2200	
Property type	Detached house		
Total floor area		154 square metres	

Rules on letting this property

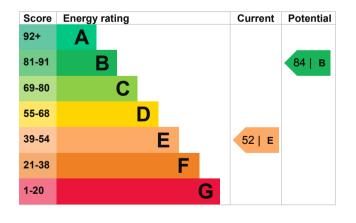
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 B.

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



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, insulated	Good
Roof	Roof room(s), no insulation (assumed)	Very poor
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 90% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 300 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property		This property produces	8.2 tonnes of CO2	
This property's current environmental impact rating is E. It has the potential to be B.		This property's potential production	2.2 tonnes of CO2	
Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.		By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 6.0 tonnes per year. This will help to protect the		
Properties with an A rating produce less CO2		environment.		
than G rated properties. An average household produces	6 tonnes of CO2	Environmental impact rating assumptions about average energy use. They may not consumed by the people liv	e occupancy and reflect how energy is	

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from E (52) to B (84).

Recommendation	Typical installation cost	Typical yearly saving
1. Room-in-roof insulation	£1,500 - £2,700	£502
2. Internal or external wall insulation	£4,000 - £14,000	£101
3. Floor insulation (solid floor)	£4,000 - £6,000	£68
4. Condensing boiler	£2,200 - £3,000	£109
5. Solar water heating	£4,000 - £6,000	£38
6. Solar photovoltaic panels	£3,500 - £5,500	£386

Paying for energy improvements

Find energy grants and ways to save energy in your home. (https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings		Heating a property usually makes up the majority of energy costs.	
Estimated yearly energy cost for this property	£1548	Estimated energy us Space heating	ed to heat this property 23368 kWh per year
Potential saving	£818	Water heating	2994 kWh per year
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.		Potential energy savings by installing insulation	
		Type of insulation	Amount of energy saved
The estimated saving is based on making all of the recommendations in how to improve this		Solid wall insulation	1671 kWh per year
property's energy performance. For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> (https://www.simpleenergyadvice.org.uk/). Heating use in this property		You might be able to receive <u>Renewable Heat</u> <u>Incentive payments (https://www.gov.uk/domestic-renewable-heat-incentive)</u> . This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.	

Contacting the assessor and accreditation scheme

This EPC was created by a gualified 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 gualified to carry out EPC assessments.

Assessor contact details

Assessor's name	lan Jones
Telephone	01189770690
Email	epc@nichecom.co.uk

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

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Elmhurst Energy Systems Ltd EES/026220 01455 883 250 enquiries@elmhurstenergy.co.uk

No related party 15 March 2022 16 March 2022 RdSAP