Energy performance certificate (EPC)

Sealand	Energy rating	Valid until:	8 February 2028
Sealand Nelson Park Road St. Margarets-at-Cliffe DOVER CT15 6HX	Certificate number:	8298-7222-5160-1611- 6906	
Property type	D	etached bungalc	9W
Total floor area	7	7 square metres	

Rules on letting this property

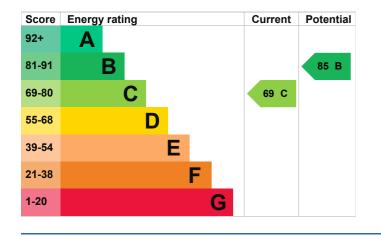
Properties can be let if they have an energy rating from A to E.

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

Energy rating and score

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

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	Cavity wall, filled cavity	Average
Roof	Pitched, 250 mm loft insulation	Good
Window	Fully double glazed	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 67% of fixed outlets	Good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 225 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£692 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 £132 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2018** 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:

- 8,382 kWh per year for heating
- 2,782 kWh per year for hot water

Impact on the environment	This property produces 3.0 tonnes of CO2	
This property's environmental impact rating is D. It has the potential to be B.	This property's1.3 tonnes of CO2potential production	
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 on assumptions about average occupancy and energy use.	
An average household 6 tonnes of CO2 produces	People living at the property may use different amounts of energy.	

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (solid floor)	£4,000 - £6,000	£66
2. Low energy lighting	£15	£16
3. Solar water heating	£4,000 - £6,000	£50
4. Solar photovoltaic panels	£5,000 - £8,000	£317

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	Bruce Adams
Telephone	07828 746884
Email	bruceadams@hiveeas.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	STRO007318
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Date of assessment9 February 2018Date of certificate9 February 2018Type of assessmentRdSAP	Assessor's declaration	No related party
······································	Date of assessment	9 February 2018
Type of assessment RdSAP	Date of certificate	9 February 2018
	Type of assessment	RdSAP