

# Energy performance certificate (EPC)

32, North Road HYTHE CT21 5DT	Energy rating <b>E</b>	Valid until: 29 October 2029
		Certificate number: 7208-6927-7260-6471-4984

Property type	Semi-detached house
Total floor area	107 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

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

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

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	Granite or whinstone, as built, no insulation (assumed)	Very poor
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 250 mm loft insulation	Good
Window	Partial double glazing	Poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Average
Lighting	Low energy lighting in 85% of fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

## Primary energy use

The primary energy use for this property per year is 392 kilowatt hours per square metre (kWh/m<sup>2</sup>).

▶ [About primary energy use](#)

## Additional information

Additional information about this property:

- **Wall type does not correspond to options available in RdSAP**  
The dwelling has a type of wall that is not included in the available options. The nearest equivalent type was used for the assessment.
- **Stone walls present, not insulated**

## How this affects your energy bills

An average household would need to spend **£1,554 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 £868 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2019** 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:

- 17,135 kWh per year for heating
- 3,106 kWh per year for hot water

## Impact on the environment

This property's environmental impact rating is F. It has the potential to be C.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year.

## Carbon emissions

<b>An average household produces</b>	6 tonnes of CO2
<b>This property produces</b>	7.7 tonnes of CO2
<b>This property's potential production</b>	1.9 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

► [Do I need to follow these steps in order?](#)

## Step 1: Internal or external wall insulation

Typical installation cost	£4,000 - £14,000
Typical yearly saving	£418
Potential rating after completing step 1	<b>58 D</b>

## Step 2: Floor insulation (suspended floor)

Typical installation cost	£800 - £1,200
Typical yearly saving	£64
Potential rating after completing steps 1 and 2	<b>61 D</b>

## Step 3: Floor insulation (solid floor)

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£27
Potential rating after completing steps 1 to 3	<b>62 D</b>

## Step 4: Draught proofing

Typical installation cost	£80 - £120
Typical yearly saving	£30
Potential rating after completing steps 1 to 4	<b>63 D</b>

## Step 5: Heating controls (thermostatic radiator valves)

Heating controls (TRVs)

Typical installation cost	£350 - £450
Typical yearly saving	£41
Potential rating after completing steps 1 to 5	<b>64 D</b>

## Step 6: Replace boiler with new condensing boiler

Typical installation cost	£2,200 - £3,000
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Typical yearly saving	£197
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Potential rating after completing steps 1 to 6	71 C
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## Step 7: Solar water heating

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Typical installation cost	£4,000 - £6,000
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Typical yearly saving	£44
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Potential rating after completing steps 1 to 7	73 C
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## Step 8: Double glazed windows

Replace single glazed windows with low-E double glazed windows

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Typical installation cost	£3,300 - £6,500
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Typical yearly saving	£46
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Potential rating after completing steps 1 to 8	74 C
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## Step 9: Solar photovoltaic panels, 2.5 kWp

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Typical installation cost	£3,500 - £5,500
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Typical yearly saving	£344
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Potential rating after completing steps 1 to 9	83 B
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## Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). 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](#)

## 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.

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Assessor's name	Charlotte Sisk
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Telephone	01303 840 873
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Email	<a href="mailto:charlotte@kentenergy.co.uk">charlotte@kentenergy.co.uk</a>
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### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

<b>Accreditation scheme</b>	Stroma Certification Ltd
<b>Assessor's ID</b>	STRO006450
<b>Telephone</b>	0330 124 9660
<b>Email</b>	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

## About this assessment

<b>Assessor's declaration</b>	No related party
<b>Date of assessment</b>	30 October 2019
<b>Date of certificate</b>	30 October 2019
<b>Type of assessment</b>	<a href="#">▶ RdSAP</a>

## Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at [dluhc.digital-services@levellingup.gov.uk](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/hUnC3Xq1T4\)](https://forms.office.com/e/hUnC3Xq1T4) [Service performance \(/service-performance\)](#)

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