# **Energy performance certificate (EPC)**

3 COASTGUARD COTTAGES EAST CLIFF DOVER CT16 1HS Energy rating

Valid until:	14 January 2031
Certificate number:	9546-3003-1209-2229- 1204

Property type	Mid-terrace house

Total floor area 77 square metres

### Rules on letting this property

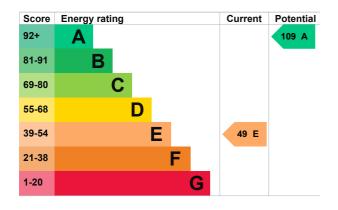
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance</u> for <u>landlords</u> on the <u>regulations</u> and <u>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 energy rating is E. It has the potential to be A.

<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	Cavity wall, as built, no insulation (assumed)	Poor
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 300 mm loft insulation	Very good
Window	Single glazed	Very poor
Main heating	Boiler and radiators, oil	Poor
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Poor
Lighting	Low energy lighting in all 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 291 kilowatt hours per square metre (kWh/m2).

#### **Additional information**

Additional information about this property:

Cavity fill is recommended

### How this affects your energy bills

An average household would need to spend £943 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 £448 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2021** 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:

- 10,206 kWh per year for heating
- · 2,780 kWh per year for hot water

### Impact on the environment

This property's environmental impact rating is E. It has the potential to be A.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

#### Carbon emissions

An average household produces

6 tonnes of CO2

This property produces	5.8 tonnes of CO2
This property's potential production	-0.1 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. Cavity wall insulation	£500 - £1,500	£36
2. Internal or external wall insulation	£4,000 - £14,000	£35
3. Floor insulation (suspended floor)	£800 - £1,200	£44
4. Add additional 80 mm jacket to hot water cylinder	£15 - £30	£11
5. Heating controls (TRVs)	£350 - £450	£34

Step	Typical installation cost	Typical yearly saving
6. Condensing boiler	£2,200 - £3,000	£170
7. Solar water heating	£4,000 - £6,000	£44
8. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£75
9. Solar photovoltaic panels	£3,500 - £5,500	£374
10. Wind turbine	£15,000 - £25,000	£676

#### 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 <a href="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	Richard Brooks
Telephone	07487 804081
Email	richard.brooks10@btinternet.com

#### Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/021156
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk
About this assessment	
Assessor's declaration	Employed by the professional dealing with the
	property transaction
Date of assessment	14 January 2021
D ( ('C' )	15 January 2021
Date of certificate	15 January 2021