Energy performance certificate (EPC) Energy rating

94 Nelson Avenue Minster On Sea **SHEERNESS** ME12 3SF

Valid until: 26 July 2033

Certificate number: 6337-0923-1200-0223-8226

Property type Detached bungalow

Total floor area 71 square metres

Rules on letting this property

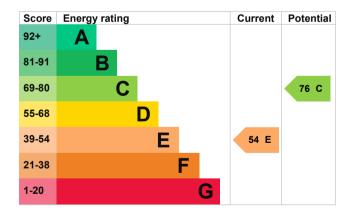
Properties can be let if they have an energy rating from A to E.

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

Energy rating and score

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

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, as built, no insulation (assumed)	Poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Flat, no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	No low energy lighting	Very poor
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 338 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 £2,191 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 £558 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- 13,977 kWh per year for heating
- 1,884 kWh per year for hot water

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Impact on the environment	This property produces	4.2 tonnes of CO2
This property's current environmental impact rating is E. It has the potential to be C.	This property's potential production	2.1 tonnes of CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.	You could improve this property's CO2 emissions by making the suggested changes.	
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they	You could improve this property's CO2	

of energy.

Carbon emissions

An average household 6 tonnes of CO2 produces

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£123
2. Cavity wall insulation	£500 - £1,500	£128
3. Floor insulation (suspended floor)	£800 - £1,200	£127
4. Low energy lighting	£50	£101
5. Solar water heating	£4,000 - £6,000	£78
6. Solar photovoltaic panels	£3,500 - £5,500	£712

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 Nicholas Hale Telephone 07864 798561

Email <u>nickhale001@btinternet.com</u>

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/014297 Telephone 01455 883 250

Email <u>enquiries@elmhurstenergy.co.uk</u>

About this assessment

Assessor's declaration

Date of assessment

Date of certificate

Type of assessment

No related party
27 July 2023
27 July 2023
RdSAP