Energy performance certificate (EPC)				
18 Bartholomew Lane HYTHE CT21 4BX	Energy rating	Valid until: 18 July 2033 Certificate number: 6237-7623-9200-0508-8292		
Property type	Semi-detached house			
Total floor area		73 square metres		

Rules on letting this property

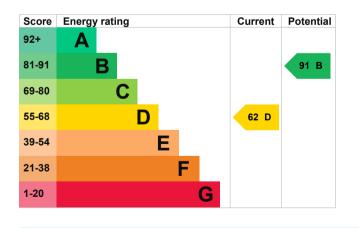
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance for landlords on the regulations and 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 current energy rating is D. It has the potential to be B.

<u>See how to improve this property's energy</u> <u>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	Granite or whinstone, as built, no insulation (assumed)	Very poor	
Roof	Pitched, 150 mm loft insulation	Good	
Window	Single glazed	Very poor	
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 88% of fixed outlets	Very 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 284 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

• Stone walls present, not insulated

How this affects your energy bills

An average household would need to spend £1,899 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 £1,029 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:

- 11,171 kWh per year for heating
- 2,749 kWh per year for hot water

Impact on the environment		3.7 tonnes of CO2	
This property's current environmental impact rating is D. It has the potential to be A.		0.5 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. Carbon emissions		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
tonnes of CO2	These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.		
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Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£644
2. Floor insulation (solid floor)	£4,000 - £6,000	£76
3. Solar water heating	£4,000 - £6,000	£131
4. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£178
5. Solar photovoltaic panels	£3,500 - £5,500	£719

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 <u>www.gov.uk/improve-energy-efficiency</u>.

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
Telephone
Email

lan Jones 01189770690 epc@nichecom.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 Assessor's ID Telephone Email Elmhurst Energy Systems Ltd EES/026220 01455 883 250 enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration Date of assessment Date of certificate Type of assessment No related party 18 July 2023 19 July 2023 RdSAP