Energy performance certificate (EPC)					
21 Freshfield Lane Saltwood HYTHE	Energy rating	Valid until: 27 February 2034			
CT21 4QH	D	Certificate number: <b>1634-2322-7300-0878-5222</b>			
Property type	Detached house				
Total floor area		100 square metres			

## Rules on letting this property

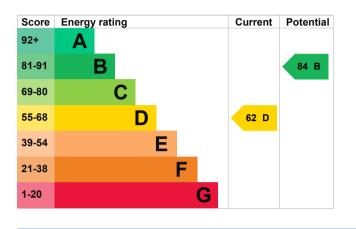
Properties can be let if they have an energy rating from A to E.

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

## Energy rating and score

This property's energy rating is D. 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, 270 mm loft insulation	Good
Roof	Roof room(s), insulated	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system, no cylinder thermostat	Average
Lighting	Low energy lighting in 87% 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 262 kilowatt hours per square metre (kWh/m2).

# How this affects your energy bills

An average household would need to spend £1,811 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 £643 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** 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:

- 10,169 kWh per year for heating
- 3,405 kWh per year for hot water

Impact on the environment		This property produces	4.6 tonnes of CO2
This property's environmental impact rating is D. It has the potential to be B.		This property's potential production	1.8 tonnes of CO2
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			
An average household produces	6 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.	

## Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (solid floor)	£4,000 - £6,000	£160
2. Hot water cylinder thermostat	£200 - £400	£133
3. Heating controls (TRVs)	£350 - £450	£58
4. Condensing boiler	£2,200 - £3,000	£210
5. Solar water heating	£4,000 - £6,000	£81
6. Solar photovoltaic panels	£3,500 - £5,500	£608

### 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 Telephone Email Ian 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 28 February 2024 28 February 2024 RdSAP