Energy performance certificate (EPC)				
17 STONEACRE CLOSE PARKWOOD GILLINGHAM	Energy rating	Valid until: 10 April 2031		
ME8 9PS	C	Certificate number: 9109-3005-9204-8849-4200		
Property type	End-terrace house			
Total floor area		75 square metres		

Rules on letting this property

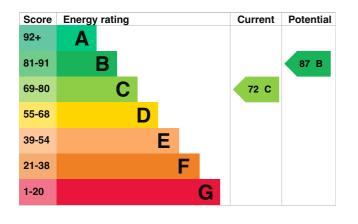
Properties can be let if they have an energy rating from A to E.

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

Energy rating and score

This property's current energy rating is C. 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	Cavity wall, filled cavity	Average
Wall	Timber frame, with additional insulation	Good
Roof	Pitched, 250 mm loft insulation	Good
Window	Fully double glazed	Good
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 73% 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 179 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£573 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 £72 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:

- 6,588 kWh per year for heating
- 2,026 kWh per year for hot water

More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

Environmental impact of this property		This property produces	2.4 tonnes of CO2
This property's current environmental impact rating is C. It has the potential to be B.		This property's potential production	1.0 tonnes of CO2
Properties get a rating from on how much carbon dioxid produce each year. CO2 ha	e (CO2) they	You could improve this properies of the second seco	uggested changes.
Carbon emissions		These ratings are based or	•
An average household produces	6 tonnes of CO2	average occupancy and en living at the property may u of energy.	

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (solid floor)	£4,000 - £6,000	£30
2. Low energy lighting	£15	£15
3. Solar water heating	£4,000 - £6,000	£27
4. Solar photovoltaic panels	£3,500 - £5,500	£363

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.

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 Patrick 07816 646082 ian@decorum2014.com

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/014849 01455 883 250 <u>enquiries@elmhurstenergy.co.uk</u>

About this assessment

Assessor's declaration Date of assessment Date of certificate Type of assessment No related party 10 April 2021 11 April 2021 RdSAP