Energy performance certificate (EPC)

76 Reedsfield Road ASHFORD TW15 2HE Energy rating

Valid until:

21 September 2032

Certificate number: 0350-2822-7210-2322-2045

Property type

End-terrace house

Total floor area

44 square metres

Rules on letting this property

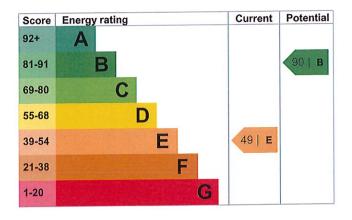
Properties can be let if they have an energy rating from A to E.

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 efficiency rating for this property

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

See how to improve this property's energy performance.



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 75 mm loft insulation	Average
Window	Fully double glazed	Average
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	Electric immersion, off-peak	Poor
Lighting	Low energy lighting in all 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 457 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property		This property produces	3.4 tonnes of CO2
This property's current environmental impact rating is E. It has the potential to be C.		This property's potential production	1.3 tonnes of CO2
Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.		By making the <u>recommended</u> could reduce this property's 2.1 tonnes per year. This will environment.	CO2 emissions by
Properties with an A rating produce less CO2 than G rated properties.		Environmental impact ratings are based on	
An average household produces	6 tonnes of CO2	assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.	

Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from E (49) to B (90).

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£47
2. Party wall insulation	£300 - £600	£95
3. Floor insulation (solid floor)	£4,000 - £6,000	£58
4. Add additional 80 mm jacket to hot water cylinder	£15 - £30	£21
5. High heat retention storage heaters	£800 - £1,200	£164
6. Solar water heating	£4,000 - £6,000	£75
7. Solar photovoltaic panels	£3,500 - £5,500	£394

Paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022)</u>. This will help you buy a more efficient, low carbon heating system for this property.

Find energy grants and ways to save energy in your home (https://www.gov.uk/improve-energy-efficiency).

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£991
Potential saving	£458

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The potential saving shows how much money you could save if you complete each recommended step in order.

For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> (https://www.gov.uk/improve-energy-efficiency).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Type of heating	Estimated energy used	
Space heating	4367 kWh per year	
Water heating	1922 kWh per year	
Potential energy savings by installing insulation		

Type of insulation Amount of energy saved

Loft insulation 288 kWh per year

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name

Telephone

Email

Jake Howarth 0845 0945 192

epcquery@vibrantenergymatters.co.uk

Accreditation scheme contact details

Accreditation scheme

Assessor ID Telephone

Email

Elmhurst Energy Systems Ltd

EES/021468 01455 883 250

enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration
Date of assessment
Date of certificate

Type of assessment

No related party

22 September 2022 22 September 2022

RdSAP

