Energy performance certificate (EPC) 107 City Way ROCHESTER ME1 2BB Energy rating Valid until: 13 February 2035 Certificate number: 2161-3357-4131-6652-8101 Property type Mid-terrace house Total floor area 83 square metres

Rules on letting this property

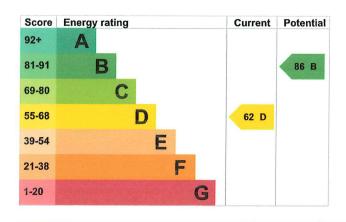
Properties can be let if they have an energy rating from A to E.

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

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.



ine graph shows this property's current 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

Impact on the environment

This property's environmental impact rating is D. It has the potential to be B.

Froperties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

Carbon emissions

An average household produces

6 tonnes of CO2

This property produces	3.8 tonnes of CO2	
This property's potential production	1.1 tonnes of CO2	

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

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

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£201
2. Internal or external wall insulation	£4,000 - £14,000	£198
3. Solar water heating	£4,000 - £6,000	£42
4. Solar photovoltaic panels	£3,500 - £5,500	£495

Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Insulation: Great British Insulation Scheme (www.gov.uk/apply-great-british-insulation-scheme)
- Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)
- Help from your energy supplier: Energy Company Obligation (www.gov.uk/energy-company-obligation)

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 now well reatures 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	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, no insulation	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	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	NA

Primary energy use

The primary energy use for this property per year is 260 kilowatt hours per square metre (kWh/m2).

How this affects your energy bins

An average household would need to spend £1,193 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 £442 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** 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:

- 12,646 kWh per year for heating
- · 2,101 kWh per year for hot water

Who to contact about this certificate

Contacting the assesso:

Date of certificate Type of assessment

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor wrongered it.

Assessor's name	lan Harley	_
Telephone	07861878050	
Email	ianharley46@sky.com	

Contacting the accreditation scheme

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

Accreditation scheme	ECMK	
Assessor's ID	ECMK302317	
Telephone	0333 123 1418	
Email	info@ecmk.co.uk	
Apout this assessment		
Assessor's declaration	No related party	
Date of assessment	6 February 2025	

14 February 2025

RdSAP