Energy performance certificate (EPC)			
16, Claremont Road SWANLEY BR8 7RF	Energy rating	Valid until: 2 July 2025 Certificate number: 2778-5080-7266-3975-3984	
Property type	Semi-detached house		
Total floor area		92 square metres	

Rules on letting this property

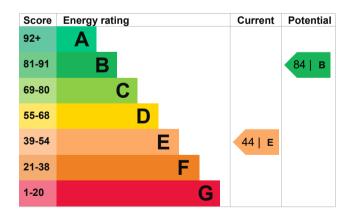
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (<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.

<u>See how to improve this property's energy</u> 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	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 270 mm loft insulation	Good
Roof	Flat, no insulation (assumed)	Very poor
Window	Mostly double glazing	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Average
Lighting	Low energy lighting in 14% of fixed outlets	Poor
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 410 kilowatt hours per square metre (kWh/m2).

Environmental impa property	act of this	This property produces	6.7 tonnes of CO2
This property's current environmental impact rating is F. It has the potential to be B.		This property's potential production	1.6 tonnes of CO2
Properties are rated in a sc based on how much carbor produce.	n dioxide (CO2) they	By making the <u>recommend</u> could reduce this property's 5.1 tonnes per year. This w environment.	s CO2 emissions by
Properties with an A rating than G rated properties.	produce less CO2	Environmental impact rating	gs are based on
An average household produces	6 tonnes of CO2	assumptions about average energy use. They may not consumed by the people liv	e occupancy and reflect how energy is

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 (44) to B (84).

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£436
2. Floor insulation (solid floor)	£4,000 - £6,000	£81
3. Low energy lighting	£95	£41
4. Heating controls (TRVs)	£350 - £450	£35
5. Condensing boiler	£2,200 - £3,000	£192
6. Solar water heating	£4,000 - £6,000	£45
7. Solar photovoltaic panels	£5,000 - £8,000	£278

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.

Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£1456
Potential saving if you complete every step in order	£830

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.

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	16010 kWh per year
Water heating	2882 kWh per year
Potential energy insulation	savings by installing
Type of insulation	Amount of energy saved
Loft insulation	117 kWh per year
Solid wall insulation	6832 kWh per year
Saving operav in	this property

Saving energy in this property

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

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 Steven Pearce 01375 489 450 steve.pearce1973@gmail.com

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

Stroma Certification Ltd STRO024320 0330 124 9660 certification@stroma.com

No related party 23 June 2015 3 July 2015 RdSAP