Energy performance certificate (EPC)

Flat 8 Evans House
34, Worrall Drive
Wouldham
ROCHESTER
ME1 3WH

Energy rating **B**

Valid until: **15 July 2029**

Certificate number: **9068-0007-7353-6931-1970**

Property type	Top-floor flat
Total floor area	50 square metres

Rules on letting this property

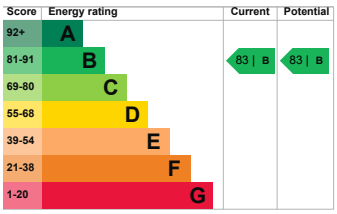
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

This property's current energy rating is B. 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
Walls	Average thermal transmittance 0.19 W/m²K	Very good
Roof	Average thermal transmittance 0.11 W/m²K	Very good
Windows	High performance glazing	Very good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness		Good

Feature	Description	Rating
	Air permeability 5.0 m³/h.m² (as tested)	
Floor	(other premises below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 87 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property

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

Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.

Properties with an A rating produce less CO2 than G rated properties.

An average household produces 6 tonnes of CO2

This property produces 0.8 tonnes of CO2

This property’s potential production 0. tonne c CO

By making the recommended changes, you could reduce this property’s CO2 emissions by 0.0 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people

living at the property.

How to improve this property's energy performance

The assessor did not make any recommendations for this property.

Simple Energy Advice has guidance on improving a property's energy use.
(https://www.simpleenergyadvice.org.uk/)

Paying for energy improvements

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	£258
Potential saving	£0

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 estimated saving is based on making all of the recommendation in how to improve this property's energy performance.

For advice on how to reduce your energy bills visit Simple Energy Advice (https://www.simple

Heating use in this property

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

Estimated energy used to heat this property

Space heating	1016 kWh per year
Water heating	1362 kWh per year

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

You might be able to receive Renewable Heat Incentive payments (https://www.gov.uk/renewable-heat-incentive). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

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	Alex Taylor
Telephone	0344 633 1000
Email	energyadmin@nhbc.

Accreditation scheme contact details

Accreditation scheme	NHER
Assessor ID	NHER003571
Telephone	01455 883 250
Email	enquiries@elmhurste

Assessment details

Assessor's declaration	No related party
Date of assessment	16 July 2019
Date of certificate	16 July 2019
Type of assessment	

SAP	SAP (Standard Assessment Procedure) is a method used to assess and compare the energy and environmental performance of properties in the UK. It uses detailed information about the property's construction to calculate energy performance. This type of assessment must be carried out on all new properties built after 1 April 2008 in England and Wales, and 30 September 2008 in Northern Ireland.