Energy performance certificate (EPC)					
3 Peter Candler Way Kennington ASHFORD TN24 9GA	Energy rating	Valid until: <b>3 July 2033</b> Certificate number: <b>0773-0028-2213-3667-4200</b>			
Property type		Mid-floor flat			
Total floor area		59 square metres			

## Rules on letting this property

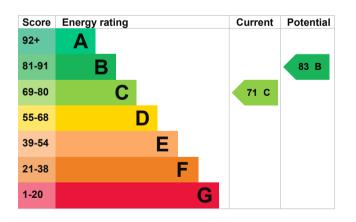
Properties can be let if they have an energy rating from A to E.

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 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, as built, insulated (assumed)	Good
Window	Fully double glazed	Good
Main heating	Room heaters, electric	Very poor
Main heating control	Appliance thermostats	Good
Hot water	Electric immersion, off-peak	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

#### Primary energy use

The primary energy use for this property per year is 198 kilowatt hours per square metre (kWh/m2).

## How this affects your energy bills

An average household would need to spend £1,197 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 £552 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- 1,823 kWh per year for heating
- 1,716 kWh per year for hot water

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# Impact on the environment

This property's current environmental impact rating is C. It has the potential to be C.		This property's potential production	1.9 tonnes of CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
Carbon emissions		These ratings are based on assumptions about	
An average household produces	6 tonnes of CO2	average occupancy and energy use. People living at the property may use different amou of energy.	
This property produces	2.0 tonnes of CO2		

# Changes you could make

Step	Typical installation cost	Typical yearly saving
1. High heat retention storage heaters	£1,200 - £1,800	£507
2. Heat recovery system for mixer showers	£585 - £725	£45

### 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.

### More ways to save energy

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

# 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	

Harry Jones 07518547800 <u>harryjonesmarketing@gmail.com</u>

#### 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 Stroma Certification Ltd STRO032355 0330 124 9660 certification@stroma.com

### About this assessment

Assessor's declaration Date of assessment Date of certificate

Type of assessment

No related party 3 July 2023 4 July 2023 RdSAP