

# Energy performance certificate (EPC)

|  |                           |  |
|--|---------------------------|--|
| 4, Heath Grove<br>HERNE BAY<br>CT6 5FA | Energy rating<br><b>B</b> | Valid until: <b>15 March 2028</b><br><br>Certificate number: <b>9168-4049-7327-5568-8940</b> |
|--|---------------------------|--|

Property type

End-terrace house

Total floor area

84 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) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

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

[See how to improve this property's energy efficiency.](#)

| Score | Energy rating | Current     | Potential   |
|-------|---------------|-------------|-------------|
| 92+   | <b>A</b>      |             | 96 <b>A</b> |
| 81-91 | <b>B</b>      | 85 <b>B</b> |             |
| 69-80 | <b>C</b>      |             |             |
| 55-68 | <b>D</b>      |             |             |
| 39-54 | <b>E</b>      |             |             |
| 21-38 | <b>F</b>      |             |             |
| 1-20  | <b>G</b>      |             |             |

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    |
|----------------------|---|-----------|
| Walls                | Average thermal transmittance 0.28 W/m <sup>2</sup> K             | Very good |
| Roof                 | Average thermal transmittance 0.11 W/m <sup>2</sup> K             | Very good |
| Floor                | Average thermal transmittance 0.12 W/m <sup>2</sup> K             | 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        | Air permeability 4.0 m <sup>3</sup> /h.m <sup>2</sup> (as tested) | Good      |
| Secondary heating    | None  | N/A       |

### Primary energy use

The primary energy use for this property per year is 77 kilowatt hours per square metre (kWh/m<sup>2</sup>).

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## How this affects your energy bills

An average household would need to spend **£325 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 £33 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2018** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

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### Heating this property

Estimated energy needed in this property is:

- 1,956 kWh per year for heating
- 1,754 kWh per year for hot water

## Impact on the environment

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

This property’s potential production-0.1 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

An average household produces6 tonnes of CO2

This property produces1.1 tonnes of CO2

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

## Changes you could make

| Step                         | Typical installation cost | Typical yearly saving |
|------------------------------|---------------------------|-----------------------|
| 1. Solar water heating       | £4,000 - £6,000           | £32                   |
| 2. Solar photovoltaic panels | £5,000 - £8,000           | £317                  |

### Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). 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](https://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 | Mitchel Armitage-Neiles  |
| Telephone       | 01924237500  |
| Email           | <a href="mailto:m.armitage@stroma.com">m.armitage@stroma.com</a> |

### Contacting the accreditation scheme

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

|                      |  |
|----------------------|--|
| Accreditation scheme | Stroma Certification Ltd   |
| Assessor's ID        | STRO029948   |
| Telephone            | 0330 124 9660  |
| Email                | <a href="mailto:certification@stroma.com">certification@stroma.com</a> |

### About this assessment

|                        |                     |
|------------------------|---------------------|
| Assessor's declaration | No related party    |
| Date of assessment     | 16 March 2018       |
| Date of certificate    | 16 March 2018       |
| Type of assessment     | <a href="#">SAP</a> |

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