Energy performance certificate (EPC)

2 Millers House Energy
Vulcan Close rating
WHITSTABLE
CT5 4LZ

Valid **27** until: **November 2027**

Certific**8863**numbe**7**:939-**5799**-**7478**-**8922**

Property Ground-floor flat type

Total floor 68 square metres area

Rules on letting this property

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

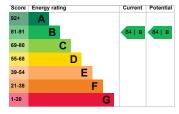
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read <u>guidance for landlords on the regulations and exemptions</u>

(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 0.24 W/m²K	Very good
Floor	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	Programmer, room thermostat and TRVs	Good
Hot water	From main system, flue gas heat recovery	Very good
Lighting	Low energy lighting in all fixed outlets	Very good

Feature	Description	Rating
Air tightness	Air permeability 5.1 m³/h.m² (as tested)	Good
Roof	(other premises above)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 82 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 6 average tonnes household of produces CO2 This 1.0 property tonnes produces of CO2

This 1. property's tonne potential c production 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 £297 yearly energy cost for this property

Potential £0 saving

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 recommendatior in how to improve this property's energy performance.

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

Heating use in this property

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

Estimated energy used to heat this property

Space 1920 heating kWh per year

Water 1496 heating 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-heatincentive). 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	Christopher Bills
Telephone	07751 824354
Email	chris.bills1@btinterne

Accreditation scheme contact details

Accreditation	Elmhurst Energy
scheme	Systems Ltd
Assessor ID	EES/004614
Telephone	01455 883 250
Email	enquiries@elmhurste

Assessment details

Assessor's No related party

declaration

Date of assessment 28 November 2017

Date of certificate 28 November 2017

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.