| Energy performance certificate (EPC)                          |                |  |  |  |  |
|---|----------------|--|--|--|--|
| 93, Springhead Parkway<br>Northfleet<br>GRAVESEND<br>DA11 8AD | Energy rating  | Valid until: <b>3 June 2028</b><br>Certificate number: <b>8938-7136-5890-1864-5902</b> |  |  |  |
| Property type   | Mid-floor flat |  |  |  |  |
| Total floor area  |                | 50 square metres   |  |  |  |

# Rules on letting this property

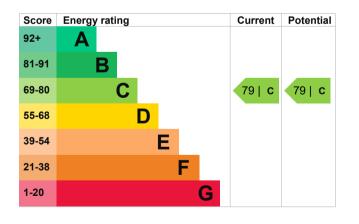
Properties can be rented if they have an energy rating from A to E.

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 C. It has the potential to be C.

<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.

| eature Description   |   | Rating    |  |
|----------------------|---|-----------|--|
| Walls                | Average thermal transmittance 0.26 W/m²K              | Very good |  |
| Roof                 | Average thermal transmittance 0.11 W/m <sup>2</sup> K | Very good |  |
| Windows              | High performance glazing                              | Very good |  |
| Main heating         | Boiler and radiators, electric                        | Very poor |  |
| Main heating control | Time and temperature zone control                     | Very good |  |
| Hot water            | Electric instantaneous at point of use                | Very poor |  |
| Lighting             | Low energy lighting in all fixed outlets              | Very good |  |
| Air tightness        | Air permeability 4.8 m³/h.m² (as tested)              | Good      |  |
| Floor                | (other premises below)                                | N/A       |  |
| Secondary heating    | None  | N/A       |  |

## Primary energy use

The primary energy use for this property per year is 145 kilowatt hours per square metre (kWh/m2).

| Environmental impact of this property  |                 | This property produces   | 1.2 tonnes of CO2 |  |
|--|-----------------|--|-------------------|--|
| This property's current environmental impact rating is B. It has the potential to be B.          |                 | This property's potential production   | 1.2 tonnes of CO2 |  |
| Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce. |                 | By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 0.0 tonnes per year. This will help to protect the environment. |                   |  |
| Properties with an A rating produce less CO2 than G rated properties.                            |                 | Environmental impact ratings are based on  |                   |  |
| An average household produces  | 6 tonnes of CO2 | assumptions about average occupancy and<br>energy use. They may not reflect how energy is<br>consumed by the people living at the property.                  |                   |  |

## Improve this property's energy performance

The assessor did not make any recommendations for this property.

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

## 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 Heating use in this property potential savings Heating a property usually makes up the majority of energy costs. £378 Estimated yearly energy cost for this property Estimated energy used to heat this property Potential saving £0 Space heating 1025 kWh per year The estimated cost shows how much the Water heating 991 kWh per year 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. Potential energy savings by installing insulation The potential saving shows how much money The assessor did not find any opportunities to you could save if you complete each save energy by installing insulation in this recommended step in order. property. For advice on how to reduce your energy bills visit Simple Energy Advice (https://www.simpleenergyadvice.org.uk/).

# 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 Lucy Peake 01579 382202 <u>lucy@hilsdonholmes.co.uk</u>

## Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

## **Assessment details**

Assessor's declaration Date of assessment Date of certificate

Type of assessment

NHER NHER010220 01455 883 250 enquiries@elmhurstenergy.co.uk

No related party 4 June 2018 4 June 2018 SAP