Energy performance certificate (EPC)			
55, St. Davids Road Allhallows ROCHESTER ME3 9QX	Energy rating	Valid until: 6 April 2024 Certificate number: 0548-6097-7214-2514-8964	
Property type		End-terrace house	
Total floor area		77 square metres	

Rules on letting this property

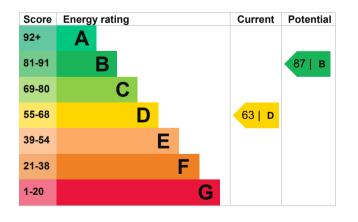
Properties can be let if they have an energy rating from A to E.

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 efficiency rating for this property

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

<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.

Feature	Description	Rating
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 50 mm loft insulation	Poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 70% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 223 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

• Cavity fill is recommended

Environmental impact property	of this	This property produces	3.3 tonnes of CO2
This property's current environ rating is D. It has the potential	•	This property's potential production	0.9 tonnes of CO2
Properties are rated in a scale on how much carbon dioxide (produce.		By making the <u>recommend</u> could reduce this property's 2.4 tonnes per year. This w environment.	s CO2 emissions by
Properties with an A rating pro- than G rated properties.	duce less CO2	environment.	
An average household produces	6 tonnes of CO2	Environmental impact rating assumptions about average energy use. They may not i consumed by the people liv	e occupancy and reflect how energy is

Improve this property's energy rating

Follow these steps to improve the energy rating and score.

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£32
2. Cavity wall insulation	£500 - £1,500	£158
3. Floor insulation	£800 - £1,200	£39
4. Low energy lighting	£15	£12
5. Solar water heating	£4,000 - £6,000	£29
6. Solar photovoltaic panels	£9,000 - £14,000	£262

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.

Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£776
Potential saving if you complete every step in order	£269

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.

Heating use in this property

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

Estimated energ property	y used to heat this
Type of heating	Estimated energy used
Space heating	11218 kWh per year
Water heating	2112 kWh per year
Potential energy insulation	savings by installing
Type of insulation	Amount of energy saved
Loft insulation	740 kWh per year
Cavity wall insulation	3702 kWh per year

Saving energy in this property

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

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	Kim Bear
Telephone	0116 236
Email	<u>epcquery</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 Kim Bean 0116 236 6523 <u>epcquery@markgroup.co.uk</u>

Elmhurst Energy Systems Ltd EES/010537 01455 883 250 enquiries@elmhurstenergy.co.uk

No related party 4 April 2014 7 April 2014 RdSAP