# **Energy performance certificate (EPC)**

Denmark House High Street Elham	Energy rating	Valid until:	27 February 2033
CANTERBURY CT4 6SX		Certificate number:	3400-6108-0822-8221-3273
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Property type	Detached house
Total floor area	119 square metres

# Rules on letting this property



# You may not be able to let this property

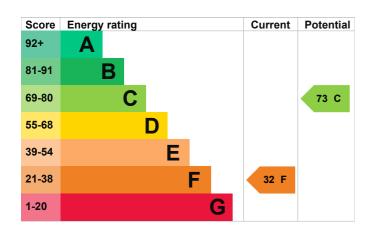
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read <u>guidance</u> for <u>landlords</u> on the <u>regulations</u> and <u>exemptions</u> (<a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</a>).

Properties can be let if they have an energy rating from A to E. You could make changes to improve this property's energy rating.

# **Energy rating and score**

This property's energy rating is F. It has the potential to be C.

See how to improve this property's energy efficiency.



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	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Pitched, insulated (assumed)	Good
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Fully double glazed	Good
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Floor	Suspended, no insulation (assumed)	N/A
Floor	Suspended, insulated (assumed)	N/A
Secondary heating	Room heaters, wood logs	N/A

#### Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

Biomass secondary heating

# Primary energy use

The primary energy use for this property per year is 330 kilowatt hours per square metre (kWh/m2).

# How this affects your energy bills

An average household would need to spend £3,352 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 £1,681 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:

- 25,672 kWh per year for heating
- 3,468 kWh per year for hot water

Impact on the environment	This property produces	9.3 tonnes of CO2
This property's environmental impact rating is F. It has the potential to be D.	This property's potential production	3.5 tonnes of CO2

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

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 produces

6 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.

# Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Room-in-roof insulation	£1,500 - £2,700	£584
2. Internal or external wall insulation	£4,000 - £14,000	£824
3. Floor insulation (suspended floor)	£800 - £1,200	£55
4. Floor insulation (solid floor)	£4,000 - £6,000	£65
5. Heating controls (TRVs)	£350 - £450	£76
6. Solar water heating	£4,000 - £6,000	£77
7. Solar photovoltaic panels	£3,500 - £5,500	£709

# Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

# Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Insulation: Great British Insulation Scheme (www.gov.uk/apply-great-british-insulation-scheme)
- Heat pumps and biomass boilers: <u>Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)</u>
- Help from your energy supplier: <u>Energy Company Obligation (www.gov.uk/energy-company-obligation)</u>

#### Who to contact about this certificate

#### **Contacting the assessor**

Accreditation scheme

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Hannah Page
Telephone	01634 735622
Email	dea@arunestates.co.uk

#### **Contacting the accreditation scheme**

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

Assessor's ID	EES/021057
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk
About this assessment	
Assessor's declaration	Employed by the professional dealing with the
	property transaction
Date of assessment	20 February 2023
Date of certificate	28 February 2023
Type of assessment	RdSAP
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Elmhurst Energy Systems Ltd