Energy performance certificate (EPC)

| 3 Well Cottages Mayfield Road Lyminge FOLKESTONE CT18 8HW | Energy rating | Valid until: | 9 November 2035 |
|---|------------------|------------------------|--------------------------|
| | - | Certificate number: | 9340-2646-2590-2405-6625 |
| Property type | N | /lid-terrace house | e |
| Total floor area | 41 square metres | | |

Rules on letting this property

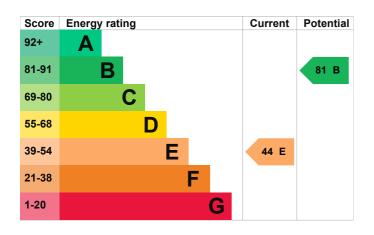
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance</u> for landlords on the <u>regulations</u> and <u>exemptions</u> (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

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

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) | Poor |
| Roof | Pitched, 100 mm loft insulation | Average |
| Roof | Pitched, insulated (assumed) | Average |
| Window | Some double glazing | Very poor |
| Main heating | Room heaters, electric | Very poor |
| Main heating control | Programmer and appliance thermostats | Good |
| Hot water | Electric instantaneous at point of use | Very poor |
| Lighting | Good lighting efficiency | Good |
| Floor | Solid, no insulation (assumed) | N/A |
| Air tightness | (not tested) | N/A |
| Secondary heating | None | N/A |

Primary energy use

The primary energy use for this property per year is 229 kilowatt hours per square metre (kWh/m2).

Smart meters

This property had a smart meter for electricity when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

Find out about using your smart meter (https://www.smartenergygb.org/using-your-smart-meter)

How this affects your energy bills

An average household would need to spend £1,713 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 £854 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** 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:

- 4,807 kWh per year for heating
- 1,102 kWh per year for hot water

| Impact on the environment | This property produces | 0.9 tonnes of CO2 |
|---|--------------------------------------|-------------------|
| This property's environmental impact rating is B. It has the potential to be A. | This property's potential production | 0.5 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. Increase loft insulation to 270 mm | £900 - £1,200 | £49 |
| 2. Internal wall insulation | £7,500 - £11,000 | £243 |
| 3. Floor insulation (solid floor) | £5,000 - £10,000 | £61 |
| 4. Draught proofing | £150 - £250 | £57 |
| 5. High heat retention storage heaters | £800 - £1,600 | £276 |
| 6. Solar water heating | £4,000 - £7,000 | £104 |
| 7. Replace single glazed windows with low-E double glazed windows | £4,500 - £6,000 | £64 |
| 8. Solar photovoltaic panels | £8,000 - £10,000 | £230 |

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:

- Free energy saving improvements: <u>Home Upgrade Grant (www.gov.uk/apply-home-upgradegrant)</u>
- 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

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

| Assessor's name | Matthew Moxey |
|-----------------|----------------------------------|
| Telephone | 07779323392 |
| Email | matthew@msmenergysolutions.co.uk |

Contacting the accreditation scheme

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

| Accreditation scheme | Elmhurst Energy Systems Ltd |
|--|--------------------------------|
| Assessor's ID | EES/004705 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |
| About this assessment Assessor's declaration | No related party |
| Date of assessment | 6 November 2025 |
| Date of certificate | 40 Navarah - 2000 |
| Date of Certificate | 10 November 2025 |