Energy performance certificate (EPC)					
Flat 8 Evans House 34, Worrall Drive Wouldham ROCHESTER ME1 3WH	Energy rating	Valid until: <b>15 July 2029</b>			
		Certificate number: 9068-0007-7353-6931-1970			
Property type		Top-floor flat			
Total floor area		50 square metres			

# Rules on letting this property

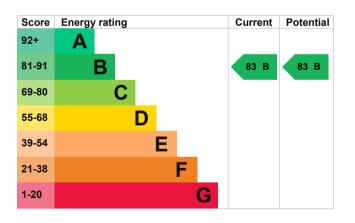
Properties can be let if they have an energy rating from A to E.

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

## Energy rating and score

This property's energy rating is B. 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
Walls	Average thermal transmittance 0.19 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, mains gas	Good
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 5.0 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 87 kilowatt hours per square metre (kWh/m2).

## How this affects your energy bills

An average household would need to spend **£258 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 £0 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2019** 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:

- 1,016 kWh per year for heating
- 1,362 kWh per year for hot water

.

- -

### Impact on the environment

This property's environmental impact rating is B. This property's potential 0.8 tonnes of CO2 production It has the potential to be B. Properties get a rating from A (best) to G (worst) You could improve this property's CO2 on how much carbon dioxide (CO2) they emissions by making the suggested changes. produce each year. This will help to protect the environment. Carbon emissions These ratings are based on assumptions about average occupancy and energy use. People An average household 6 tonnes of CO2 living at the property may use different amounts produces of energy. This property produces 0.8 tonnes of CO2

## Changes you could make

The assessor did not make any recommendations for this property.

#### Help 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.

#### More ways to save energy

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

## 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	)
Telephone	
Email	

Alex Taylor 0344 633 1000 energyadmin@nhbc.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 Assessor's ID Telephone Email NHER NHER003571 01455 883 250 enquiries@elmhurstenergy.co.uk

### About this assessment

Assessor's declaration Date of assessment Date of certificate Type of assessment No related party 16 July 2019 16 July 2019 SAP