Energy performance certificate (EPC)

28, Mortimer Square
Weldon, Ebbsfleet Valley
SWANSCOMBE
DA10 1AY

Energy rating
Certificate
number:

Top-floor flat

Top-floor area

70 square metres

Rules on letting this property

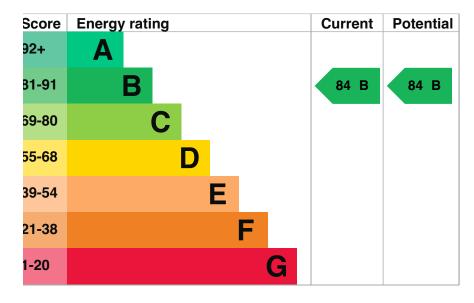
operties can be let if they have an energy rating from A to E.

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

Energy rating and score

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

se how to improve this property's energy efficiency



ne graph shows this property's current and potential energy rating.

roperties 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.

or properties in England and Wales:

• the average energy rating is D

• the average energy score is 60

3reakdown of property's energy performance

eatures in this property

eatures 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.

ssumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

ature	Description	Rating
alls	Average thermal transmittance 0.28 W/m²K	Very good
oof	Average thermal transmittance 0.11 W/m²K	Very good
indows	High performance glazing	Very good
ain heating	Boiler and radiators, mains gas	Good
ain heating control	Programmer, room thermostat and TRVs	Good
ot water	From main system	Good
ghting	Low energy lighting in all fixed outlets	Very good
r tightness	Air permeability 3.6 m³/h.m² (as tested)	Good
oor	(other premises below)	N/A
econdary heating	None	N/A

rimary energy use

ne primary energy use for this property per year is 82 kilowatt hours per square metre (kWh/m2).

About primary energy use

low this affects your energy bills

n average household would need to spend £312 per year on heating, hot water and lighting in this property. These costs usually make up the majority of your energy

ou could save £0 per year if you complete the suggested steps for improving this property's energy rating.

nis 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

leating this property

stimated energy needed in this property is:

- 1,277 kWh per year for heating
- 1,645 kWh per year for hot water

mpact on the environment

nis property's environmental impact rating is B. It has the potential to be B.

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

arbon emissions

n average household produces	6 tonnes of CO
his property produces	1.0 tonnes of CO
his property's potential production	1.0 tonnes of CO

ου could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

nese ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Changes you could make

ne assessor did not make any recommendations for this property.

lelp paying for energy improvements

nu might be able to get a grant from the Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating stem for this property.

lore ways to save energy

nd ways to save energy in your home

Who to contact about this certificate

contacting the assessor

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

ssessor's name	Mitchel Armitage-Neiles
elephone	01924237500
mail	m.armitage@stroma.com

contacting the accreditation scheme

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

ccreditation scheme	Stroma Certification Ltd
ssessor's ID	STRO029948
elephone	0330 124 9660
mail	certification@stroma.com

\bout this assessment

ssessor's declaration	Employed by the professional dealing with the property transaction
ate of assessment	21 January 2019
ate of certificate	21 January 2019
ype of assessment	► <u>SAP</u>

Other certificates for this property

you are aware of previous certificates for this property and they are not listed here, please contact us at <u>dluhc.digital-services@levellingup.gov.uk</u> or call our helpdesk on 20 3829 0748 (Monday to Friday, 9am to 5pm).

nere are no related certificates for this property.

Help (/help) Accessibility (/accessibility-statement) Cookies (/cookies)

Give feedback (https://forms.office.com/e/hUnC3Xq1T4) Service performance (/service-performance)

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