Energy performance certificate (EPC)

7 Centenary Close Dunton Green SEVENOAKS TN13 2AF Energy rating

Valid until:

25 April 2034

Certificate number

9434-3424-3300-0035-7222

Property type

Top-floor flat

Total floor area

46 square metres

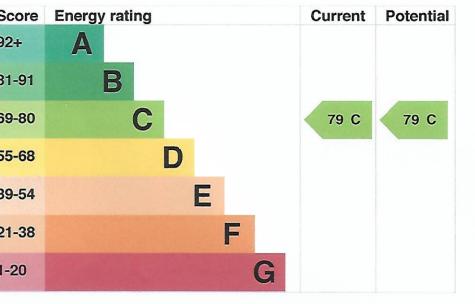
Rules on letting this property

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-landlord-guidance).

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

ee how to improve this property's energy efficiency.



he 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 lls are likely to be.

or properties in England and Wales:

le average energy rating is D le average energy score is 60

reakdown 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 all 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.

eature	Description	Rating
all	Timber frame, as built, insulated (assumed)	Good
oof	Pitched, insulated (assumed)	Good
indow	Fully double glazed	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 86% of fixed outlets	Very good
oor	(another dwelling below)	N/A
econdary heating	None	N/A

rimary energy use

ne primary energy use for this property per year is 137 kilowatt hours per square metre (kWh/m2).

low this affects your energy bills

n average household would need to spend £552 per year on heating, hot water and lighting in this property. These osts usually make up the majority of your energy bills.

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

his is **based on average costs in 2024** when this EPC was created. People living at the property may use different mounts of energy for heating, hot water and lighting.

leating this property

stimated energy needed in this property is:

- 1,911 kWh per year for heating
- 1,641 kWh per year for hot water

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npact on the environment

is 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 CO2
nis property produces	1.1 tonnes of CO2
nis property's potential production	1.1 tonnes of CO2

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

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

Changes you could make

he 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

o to contact about this certificate

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

essor's name	Alexander Earl	
phone	07921 928 958	
ail	alexearl@zohomail.eu	

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

reditation scheme	Elmhurst Energy Systems Ltd
essor's ID	EES/020841
phone	01455 883 250
ail	enquiries@elmhurstenergy.co.uk
out this assessment essor's declaration	No related party
o of accomment	25 April 2024

essor's declaration	No related party	
e of assessment	25 April 2024	
e of certificate	26 April 2024	
e of assessment	RdSAP	