Energy performance certificate (EPC)			
5, Kilndown Place Stelling Minnis	Energy rating	Valid until:	25 February 2030
CANTERBURY CT4 6EZ	C	Certificate number:	8605-0366-4932-7027-3203
Property type	Ν	lid-terrace house	
Total floor area	91 square metres		

# Rules on letting this property

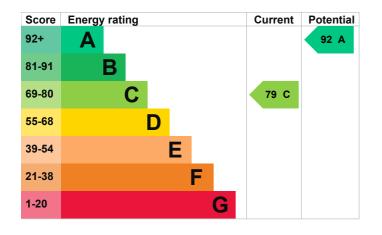
Properties can be let if they have an energy rating from A to E.

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).

## **Energy rating and score**

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

<u>See how to improve this property's energy</u> <u>efficiency</u>.



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 0.25 W/m²K	Very good
Roof	Average thermal transmittance 0.11 W/m²K	Very good
Floor	Average thermal transmittance 0.11 W/m²K	Very good
Windows	High performance glazing	Very good
Main heating	Boiler and radiators, LPG	Poor
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Poor
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 4.9 m³/h.m² (as tested)	Good
Secondary heating	None	N/A

#### Primary energy use

The primary energy use for this property per year is 68 kilowatt hours per square metre (kWh/m2).

## How this affects your energy bills

An average household would need to spend **£439 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 £58 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2020** 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:

- 1,969 kWh per year for heating
- 1,908 kWh per year for hot water

## Impact on the environment

ment	This property produces	1.3 tonnes of CO2
impact rating is B. It	This property's potential production	0.1 tonnes of CO2
	You could improve this prope making the suggested chang protect the environment.	,
	These ratings are based on a average occupancy and energing	rgy use. People living at
6 tonnes of CO2	the property may use different amounts of ene	nt amounts of energy.
	impact rating is B. It (best) to G (worst) on 2) they produce each	impact rating is B. ItThis property's potential production(best) to G (worst) on (2) they produce eachYou could improve this proper making the suggested chang protect the environment.These ratings are based on a average occupancy and ener the property may use different

## Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Solar water heating	£4,000 - £6,000	£58
2. Solar photovoltaic panels	£3,500 - £5,500	£351

## 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:

• Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)

# 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	Mark Purnell
Telephone	01423 506070
Email	mark@awardenergy.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/004348
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

## About this assessment

Assessor's declaration	No related party
Date of assessment	26 February 2020
Date of certificate	26 February 2020
Type of assessment	SAP