Energy performance certificate (EPC)			
8 The Poppies Sun Lane	Energy rating	Valid until:	13 May 2035
GRAVESEND DA12 5HW		Certificate number:	2212-3050-2204-5225-3200
Property type	Ν	/lid-terrace house	
Total floor area	9	8 square metres	

Rules on letting this property

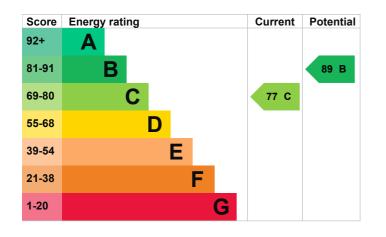
Properties can be let if they have an energy rating from A to E.

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 B.

<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
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, insulated (assumed)	Good
Roof	Roof room(s), insulated (assumed)	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system, no cylinder thermostat	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, insulated (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 139 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£815 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 £112 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:

- 5,295 kWh per year for heating
- 2,838 kWh per year for hot water

Impact on the environment

	This property produces	2.4 tonnes of CO2
C. It	This property's potential production	1.0 tonnes of CO2
st) on e each	You could improve this prope making the suggested change protect the environment.	,
	These ratings are based on a average occupancy and ener	gy use. People living at
of CO2	the property may use different amounts of energ	it amounts of energy.
	st) on each	C. It This property's potential production You could improve this prope 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. Hot water cylinder thermostat	£200 - £400	£47
2. Solar water heating	£4,000 - £6,000	£65
3. Solar photovoltaic panels	£3,500 - £5,500	£458

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: <u>Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)</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	James O'Callaghan	
Telephone	08448 006 557	
Email	info@southviewsurveyors.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/003366	
Telephone	01455 883 250	
Email	enquiries@elmhurstenergy.co.uk	

About this assessment

Assessor's declaration	No related party
Date of assessment	29 April 2025
Date of certificate	14 May 2025
Type of assessment	RdSAP