Energy performance certificate (EPC)					
Flat 1 38 Broadway SHEERNESS ME12 1TP	Energy rating	Valid until: 27 February 2032			
Property type		Top-floor flat			
Total floor area		77 square metres			

# Rules on letting this property

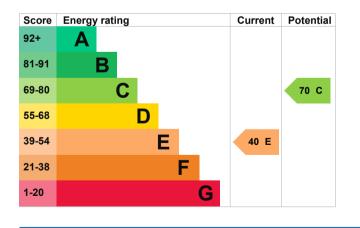
Properties can be let if they have an energy rating from A to E.

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

# Energy rating and score

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

<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	Solid brick, as built, no insulation (assumed)	Poor
Roof	Pitched, 200 mm loft insulation	Good
Roof	Flat, no insulation (assumed)	Very poor
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Partial double glazing	Poor
Main heating	Electric storage heaters	Average
Main heating	Electric storage heaters	Average
Main heating control	Controls for high heat retention storage heaters	Good
Main heating control	Manual charge control	Poor
Hot water	Electric immersion, off-peak	Average
Lighting	Low energy lighting in 83% of fixed outlets	Very good
Floor	(other premises below)	N/A
Secondary heating	Room heaters, electric	N/A

### Primary energy use

The primary energy use for this property per year is 660 kilowatt hours per square metre (kWh/m2).

# How this affects your energy bills

An average household would need to spend **£1,790 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 £924 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2022** when this EPC was created. People living at the property may use different amounts of heating, hot water and lighting.

## Heating this property

Estimated energy needed in this property is:

- 14,218 kWh per year for heating
- 1,998 kWh per year for hot water

### Saving energy by installing insulation

Energy you could save:

• 1,221 kWh per year from solid wall insulation

#### More ways to save energy

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

Environmental impact of this property		This property produces	8.6 tonnes of CO2
This property's current environmental impact rating is G. It has the potential to be E.		This property's potential production	4.1 tonnes of CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
Carbon emissions		These ratings are based on assumptions about	
An average household produces	6 tonnes of CO2	average occupancy and energy use. People living at the property may use different amounts of energy.	

# Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£121
2. Room-in-roof insulation	£1,500 - £2,700	£599
3. Internal or external wall insulation	£4,000 - £14,000	£147
4. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£58

### 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.

# 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 Robin Counter 07960512774 robin.epcman@virginmedia.com

#### 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 Elmhurst Energy Systems Ltd EES/001845 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 11 January 2022 28 February 2022 RdSAP