White Lea Standen Street Iden Green CRANBROOK TN17 4HP Property type Detached house 82 square metres

Rules on letting this property



You may not be able to let this property

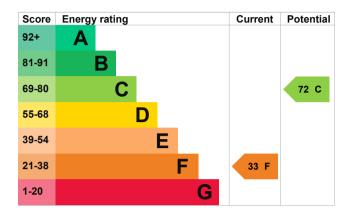
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read <u>guidance for landlords on the regulations and exemptions</u>
(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be let if they have an energy rating from A to E. The <u>recommendations section</u> sets out changes you can make to improve the property's rating.

Energy rating and score

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

<u>See how to improve this property's energy 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 | Timber frame, as built, no insulation (assumed) | Very poor |
| Wall | Timber frame, as built, insulated (assumed) | Good |
| Roof | Pitched, 100 mm loft insulation | Average |
| Window | Single glazed | Very poor |
| Main heating | Boiler and radiators, wood logs | Poor |
| Main heating control | No time or thermostatic control of room temperature | Very poor |
| Hot water | From main system, no cylinder thermostat | Poor |
| Lighting | No low energy lighting | Very poor |
| Floor | Suspended, no insulation (assumed) | N/A |
| Floor | Solid, no insulation (assumed) | N/A |
| Secondary heating | None | N/A |

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

· Biomass main heating

Primary energy use

The primary energy use for this property per year is 422 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £3,542 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 £1,570 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- 15,873 kWh per year for heating
- 3,551 kWh per year for hot water

Saving energy by installing insulation

Energy you could save:

1,002 kWh per year from loft 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 | 1.4 tonnes of CO2 |
|--|-----------------|---|--------------------|
| This property's current envir | | This property's potential production | -0.3 tonnes of CO2 |
| Properties get a rating from on how much carbon dioxid produce each year. CO2 ha | e (CO2) they | 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 or | • |
| 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. Increase loft insulation to 270 mm | £100 - £350 | £158 |
| 2. Floor insulation (suspended floor) | £800 - £1,200 | £193 |
| 3. Floor insulation (solid floor) | £4,000 - £6,000 | £210 |
| 4. Add additional 80 mm jacket to hot water cylinder | £15 - £30 | £61 |
| 5. Low energy lighting | £60 | £103 |
| 6. Hot water cylinder thermostat | £200 - £400 | £57 |
| 7. Heating controls (programmer, thermostat, TRVs) | £350 - £450 | £275 |
| 8. Solar water heating | £4,000 - £6,000 | £241 |
| 9. Replace single glazed windows with low-E double glazed windows | £3,300 - £6,500 | £272 |
| 10. Solar photovoltaic panels | £3,500 - £5,500 | £694 |

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 Ryan Kay
Telephone 01189770690

Email <u>epc@nichecom.co.uk</u>

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/027115
Telephone 01455 883 250

Email <u>enquiries@elmhurstenergy.co.uk</u>

About this assessment

Assessor's declaration

Date of assessment

Date of certificate

Type of assessment

No related party
13 June 2023
16 June 2023

RdSAP