Energy performance certificate (EPC)		
5 Upper Tickham Cottages Tickham Lane Lynsted SITTINGBOURNE ME9 0HR	Energy rating	Valid until: 17 June 2030 Certificate number: 8110-6126-6000-6946-9296
Property type		Semi-detached house
Total floor area		86 square metres

Rules on letting this property

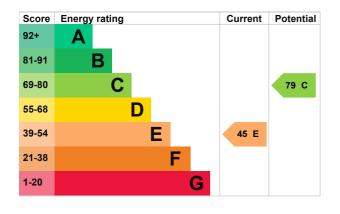
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance for landlords on the regulations and exemptions</u> (<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	Cavity wall, filled cavity	Average
Roof	Pitched, 250 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	Electric immersion, off-peak	Poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 363 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £1,493 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 £571 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:

- 7,796 kWh per year for heating
- 2,025 kWh per year for hot water

Impact on the environment

•		rine property predices	
This property's current en rating is E. It has the pote	•	This property's potential production	3.6 tonnes of CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.		You could improve this pr emissions by making the This will help to protect th	suggested changes.
Carbon emissions		These ratings are based about average occupanc	y and energy use.
An average household produces	6 tonnes of CO2	People living at the prope amounts of energy.	eny may use dillerent

This property produces

5.3 tonnes of CO2

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (solid floor)	£4,000 - £6,000	£107
2. High heat retention storage heaters	£2,000 - £3,000	£394
3. Solar water heating	£4,000 - £6,000	£70
4. Solar photovoltaic panels	£3,500 - £5,500	£371

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.

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	Paul Tilley
Telephone	07977078718
Email	pr.tilley@yahoo.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/002591
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	16 June 2020
Date of certificate	18 June 2020
Type of assessment	<u>RdSAP</u>