## **Energy performance certificate (EPC)**

1 New Bassetts Cottages Goudhurst Road Horsmonden TONBRIDGE TN12 8AT Energy rating

G

Valid until: 19 July 2032

Certificate number:

2100-1313-7020-8208-1695

Property type Semi-detached house

Total floor area 97 square metres

## Rules on letting this property



# You may not be able to let this property

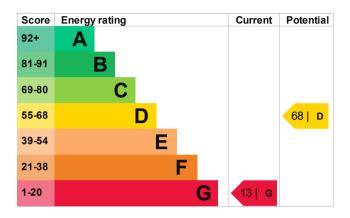
This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read <u>guidance for landlords on the regulations and exemptions</u> (<a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/domestic-private-rented-property-m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

Properties can be rented 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 efficiency rating for this property**

This property's current energy rating is G. It has the potential to be D.

See how to improve this property's energy performance.



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 250 mm loft insulation	Good
Roof	Flat, no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Portable electric heaters assumed for most rooms	Very poor
Main heating control	No thermostatic control of room temperature	Poor
Hot water	Electric immersion, standard tariff	Very poor
Lighting	Low energy lighting in 82% of fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

#### Primary energy use

The primary energy use for this property per year is 547 kilowatt hours per square metre (kWh/m2).

#### **Additional information**

Additional information about this property:

· Cavity fill is recommended

# **Environmental impact of this property**

This property's current environmental impact rating is F. It has the potential to be D.

Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.

Properties with an A rating produce less CO2 than G rated properties.

An average household produces

6 tonnes of CO2

This property produces	9.4 tonnes of CO2	
This property's potential production	2.7 tonnes of CO2	

By making the <u>recommended changes</u>, you could reduce this property's CO2 emissions by 6.7 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

## Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from G (13) to D (68).

Step	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£198
2. Cavity wall insulation	£500 - £1,500	£478
3. Internal or external wall insulation	£4,000 - £14,000	£220
4. Floor insulation (suspended floor)	£800 - £1,200	£170
5. Floor insulation (solid floor)	£4,000 - £6,000	£86
6. Solar water heating	£4,000 - £6,000	£181
7. Solar photovoltaic panels	£3,500 - £5,500	£368
8. Wind turbine	£15,000 - £25,000	£695

### Paying for energy improvements

Find energy grants and ways to save energy in your home. (https://www.gov.uk/improve-energy-efficiency)

# Estimated energy use and potential savings

Estimated yearly energy cost for this property	£3198
Potential saving	£1334

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The potential saving shows how much money you could save if you <u>complete each</u> recommended step in order.

For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> (<a href="https://www.simpleenergyadvice.org.uk/">https://www.simpleenergyadvice.org.uk/</a>).

### Heating use in this property

Heating a property usually makes up the majority of energy costs.

# Estimated energy used to heat this property

Type of heating	Estimated energy used		
Space heating	14563 kWh per year		
Water heating	2079 kWh per year		
Potential energy savings by installing insulation			

Type of insulation Amount of energy saved

Cavity wall insulation 2514 kWh per year

Solid wall insulation 1149 kWh per year

### Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

#### Assessor contact details

Assessor's name Andrew Spratt Telephone 07539 410831

Email <u>andy.spratt@hotmail.co.uk</u>

#### Accreditation scheme contact details

Accreditation scheme Quidos Limited
Assessor ID QUID204197
Telephone 01225 667 570
Email info@guidos.co.uk

#### **Assessment details**

Assessor's declaration Employed by the professional dealing with the

property transaction

Date of assessment 19 July 2022
Date of certificate 20 July 2022
Type of assessment RdSAP