

# Energy performance certificate (EPC)

148 KINGSNORTH ROAD  
ASHFORD  
TN23 6HY

Energy rating

C

Valid until 28 October 2030

Certificate number

2636-1906-0200-9770-0204

roperty type	Semi-detached house
otal floor area	101 square metres

## ules on letting this property

roperties can be rented if they have an energy rating from A to E.

he property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on th  
ulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-  
dance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-dance).

## nergy efficiency rating for this property

is property’s current energy rating is C. It has the potential to be B.

[e how to improve this property’s energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C	76   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

e graph shows this property’s current and potential energy efficiency.

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

roperties are also given a score. The higher this number, the lower your carbon dioxide (CO2) emissions are likely to be.

e average energy rating and score for a property in England and Wales are D (60).

### reakdown of property’s energy performance

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

ch 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
Walls	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 100 mm loft insulation	Average
Floor	Flat, insulated (assumed)	Good
Windows	Fully double glazed	Average
Main heating	Boiler and underfloor heating, mains gas	Good
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Woreroof	Solid, insulated (assumed)	N/A
Secondary heating	None	N/A

## Primary energy use

The primary energy use for this property per year is 142 kilowatt hours per square metre (kWh/m2).

[What is primary energy use?](#)

## Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO2). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO2 emissions.

An average household produces	6 tonnes of CO2
This property produces	2.5 tonnes of CO2

## his property's potential reduction

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1.3 tonnes of CO2

making the [recommended changes](#), you could reduce this property's CO2 emissions by 1.2 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.

ow to improve this property’s energy performance

aking any of the recommended changes will improve this property’s energy efficiency.

rou make all of the recommended changes, this will improve the property’s energy rating and score m C (76) to B (87).

[What is an energy rating?](#)

Potential energy rating

B

Recommendation 1: Solar water heating

lar water heating

ypical installation cost£4,000 - £6,000

ypical yearly saving£45

otential rating after carrying out recommendation 178 | C

Recommendation 2: Solar photovoltaic panels, 2.5 kWp

lar photovoltaic panels

ypical installation cost£3,500 - £5,500

ypical yearly saving£356

otential rating after carrying out recommendations 1 and 287 | B

aying for energy improvements

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

stimated energy use and potential savings

## Estimated yearly energy cost for this property

£604

## Potential saving

£45

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is based on how energy is used by the people living at the property.

The estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice \(https://www.simpleenergyadvice.org.uk/\)](https://www.simpleenergyadvice.org.uk/).

## Heating use in this property

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

## Estimated energy used to heat this property

### Space heating

6194.0 kWh per year

### Water heating

2356.0 kWh per year

## Potential energy savings by installing insulation

### Type of insulation

### Amount of energy saved

#### Loft insulation

469 kWh per year

You might be able to receive [Renewable Heat Incentive payments \(https://www.gov.uk/domestic-renewable-heat-incentive\)](https://www.gov.uk/domestic-renewable-heat-incentive). This will help reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

## 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	Ian Harley
Telephone	01622 687732
Email	<a href="mailto:ianharley46@sky.com">ianharley46@sky.com</a>

## Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO002289
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

## Assessment details

Assessor's declaration	No related party
Date of assessment	27 October 2020
Date of certificate	29 October 2020
Type of assessment	▶ <a href="#">RdSAP</a>

## Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk), or call our helpdesk on 020 3829 0748.

ere are no related certificates for this property.