Energy performance certificate (EPC)

3 Kendal Close THATCHAM RG18 3FT	Energy rating **D**	Valid until:	**11 May 2032**
		Certificate number:	**9600-7229-0722-0197-3523**

roperty type	Mid-terrace house
otal floor area	61 square metres

Rules on letting this property

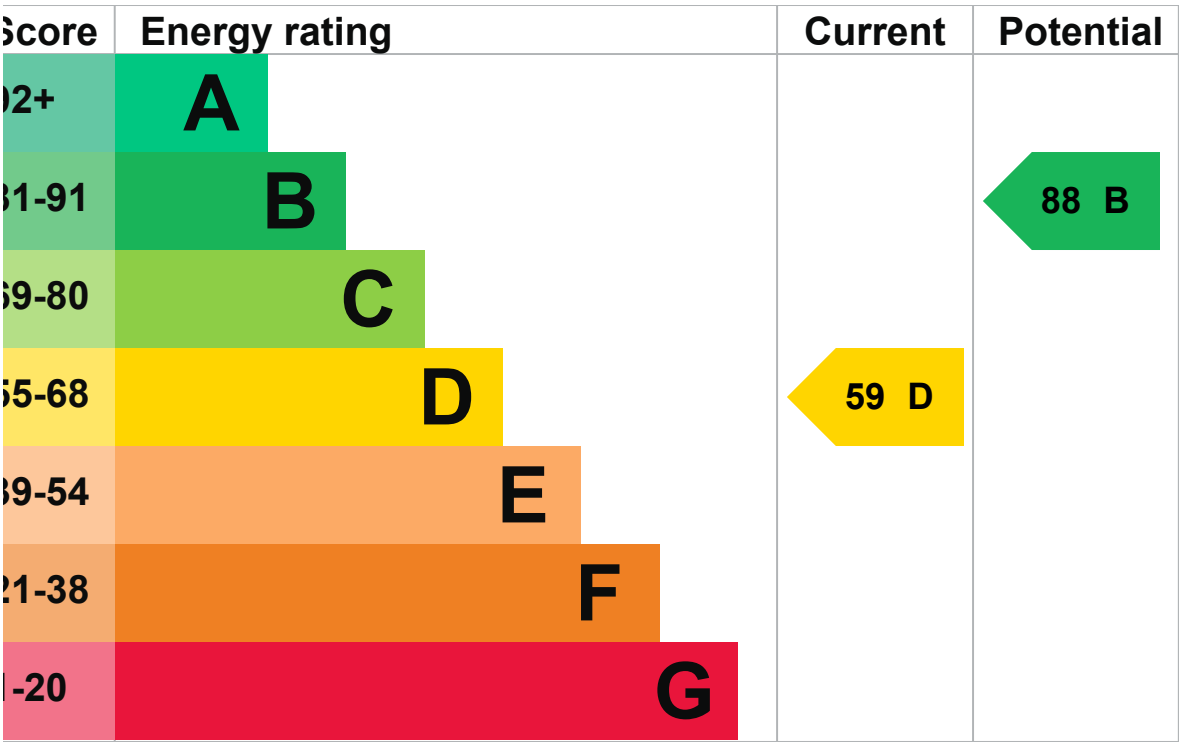
operties can be let if they have an energy rating from A to E.

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

Energy rating and score

is property's energy rating is D. It has the potential to be B.

e how to improve this property's energy efficiency.



e graph shows this property's current and potential energy rating.

operties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are ely to be.

r properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

eatures in this property

atures get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well atures work or their condition.

sumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

ature	Description	Rating
all	Cavity wall, as built, insulated (assumed)	Good
oof	Pitched, 100 mm loft insulation	Average
ndow	Fully double glazed	Average
ain heating	Boiler and radiators, mains gas	Good
ain heating control	Programmer and room thermostat	Average

ature	Description	Rating
t water	From main system, no cylinder thermostat	Poor
ghting	Low energy lighting in all fixed outlets	Very good
oor	Solid, no insulation (assumed)	N/A
condary heating	Room heaters, mains gas	N/A

rimary energy use

e primary energy use for this property per year is 329 kilowatt hours per square metre (kWh/m2).

About primary energy use

low this affects your energy bills

average household would need to spend **£736 per year on heating, hot water and lighting** in this property. These costs usua ake up the majority of your energy bills.

u could **save £287 per year** if you complete the suggested steps for improving this property's energy rating.

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

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eating this property

timated energy needed in this property is:

- 5,702 kWh per year for heating
- 3,310 kWh per year for hot water

mpact on the environment

is property's environmental impact rating is E. It has the potential to be B.

operties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

arbon emissions

n average household produces	6 tonnes of CO
his property produces	3.6 tonnes of CO

his property's potential production	0.8 tonnes of CO

u could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

ese ratings are based on assumptions about average occupancy and energy use. People living at the property may use differen
ounts of energy.

teps you could take to save energy

Do I need to follow these steps in order?

tep 1: Increase loft insulation to 270 mm

pical installation cost	£100 - £35
pical yearly saving	£2
otential rating after completing step 1	60 D

tep 2: Party wall insulation

pical installation cost	£300 - £60
pical yearly saving	£1
otential rating after completing steps and 2	61 D

tep 3: Floor insulation (solid floor)

pical installation cost	£4,000 - £6,00
pical yearly saving	£2
otential rating after completing steps to 3	63 D

tep 4: Hot water cylinder insulation

d additional 80 mm jacket to hot water cylinder

pical installation cost	£15 - £3
pical yearly saving	£1

otential rating after completing steps to 4	64 D

tep 5: Hot water cylinder thermostat

ypical installation cost	£200 - £40
ypical yearly saving	£5
otential rating after completing steps to 5	67 D

tep 6: Replace boiler with new condensing boiler

ypical installation cost	£2,200 - £3,00
ypical yearly saving	£1
otential rating after completing steps to 6	73 C

tep 7: Solar water heating

ypical installation cost	£4,000 - £6,00
ypical yearly saving	£3
otential rating after completing steps to 7	75 C

tep 8: Solar photovoltaic panels, 2.5 kWp

ypical installation cost	£3,500 - £5,50
ypical yearly saving	£36
otential rating after completing steps to 8	88 B

dvice on making energy saving improvements

t detailed recommendations and cost estimates

elp paying for energy saving improvements

u may be eligible for help with the cost of improvements:

Free energy saving improvements: Warm Homes Local Grant (WHLG)
Heat pumps and biomass boilers: Boiler Upgrade Scheme
Help from your energy supplier: Energy Company Obligation

Who to contact about this certificate

ontacting the assessor

ou're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

ssessor's name	Carl Otorepec
elephone	07855 791 508
mail	robotorepec@hotmail.co.uk

ontacting the accreditation scheme

ou're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

ccreditation scheme	Elmhurst Energy Systems Ltd
ssessor's ID	EES/005317
elephone	01455 883 250
mail	enquiries@elmhurstenergy.co.uk

bout this assessment

ssessor's declaration	No related party
ate of assessment	12 May 2022
ate of certificate	12 May 2022

ype of assessment	▶ RdSAP

)ther certificates for this property

ou are aware of previous certificates for this property and they are not listed here, please contact us at clg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

ertificate number	0178-4073-6263-8189-1954 (/energy-certificate/0178-4073-6263-8189-1954)
xpired on	18 July 2021

OGL
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