| Energy performance certificate (EPC) | | | |
|---|------------------|---------------------|--------------------------|
| 5, Coombe Avenue SEVENOAKS TN14 5DX | Energy rating | Valid until: | 30 June 2030 |
| | | Certificate number: | 0798-2073-7253-7800-7244 |
| Property type | Ν | /lid-terrace house | |
| Total floor area | 70 square metres | | |

Rules on letting this property

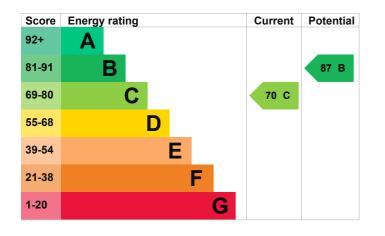
Properties can be let if they have an energy rating from A to E.

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

Energy rating and score

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

See how to improve this property's energy efficiency.



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, 270 mm loft insulation | Good |
| Window | Fully double glazed | Average |
| Main heating | Boiler and radiators, mains gas | Good |
| Main heating control | Programmer, TRVs and bypass | Average |
| Hot water | From main system | Good |
| Lighting | Low energy lighting in 75% of fixed outlets | Very good |
| Floor | Suspended, no insulation (assumed) | N/A |
| Secondary heating | None | N/A |

Primary energy use

The primary energy use for this property per year is 205 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£609 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 £114 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:

- 5,842 kWh per year for heating
- 2,725 kWh per year for hot water

Impact on the environment

| Impact on the enviro | nment | This property produces | 2.5 tonnes of CO2 |
|---|--------------------------|--|---------------------------|
| This property's environmenta has the potential to be B. | l impact rating is C. It | This property's potential production | 1.0 tonnes of CO2 |
| Properties get a rating from A how much carbon dioxide (C year. | | You could improve this prope making the suggested chang protect the environment. | |
| Carbon emissions | | These ratings are based on a average occupancy and ene | rgy use. People living at |
| An average household produces | 6 tonnes of CO2 | the property may use differen | nt amounts of energy. |

Steps you could take to save energy

| Step | Typical installation cost | Typical yearly saving |
|---------------------------------------|---------------------------|-----------------------|
| 1. Floor insulation (suspended floor) | £800 - £1,200 | £26 |
| 2. Low energy lighting | £15 | £13 |
| 3. Heating controls (room thermostat) | £350 - £450 | £29 |
| 4. Solar water heating | £4,000 - £6,000 | £47 |
| 5. Solar photovoltaic panels | £3,500 - £5,500 | £340 |

Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

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

• Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)

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 | Arnold Kiss |
|-----------------|-----------------------------------|
| Telephone | 07735773363 |
| Email | arnoldkiss.deassessor@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 | ECMK |
|----------------------|-----------------|
| Assessor's ID | ECMK300962 |
| Telephone | 0333 123 1418 |
| Email | info@ecmk.co.uk |

About this assessment

| Assessor's declaration | No related party | |
|------------------------|------------------|--|
| Date of assessment | 1 July 2020 | |
| Date of certificate | 1 July 2020 | |
| Type of assessment | RdSAP | |