

# Energy performance certificate (EPC)

## Certificate contents

- [Rules on letting this property](#)
- [Energy rating and score](#)
- [Breakdown of property's energy performance](#)
- [How this affects your energy bills](#)
- [Impact on the environment](#)
- [Changes you could make](#)
- [Who to contact about this certificate](#)
- [Other certificates for this property](#)

## Share this certificate

- [Email](#)
- [Copy link to clipboard](#)
- [Print](#)

Flat 3 1-2 Limes Place PRAVER STREET FAVERSHAM ME13 8PQ	<b>Energy rating</b> 
Valid until <b>30 September 2025</b>	Certificate number <b>8400-5463-3929-9327-7153</b>

## Property type

Top-floor flat

## Total floor area

58 square metres

## Rules on letting this property

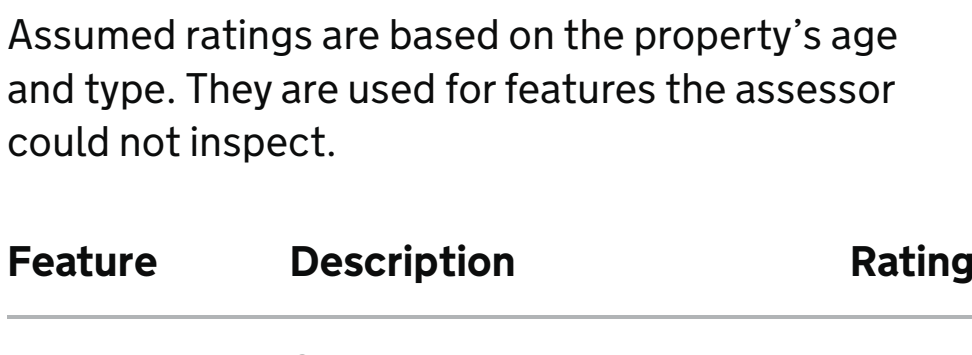
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

## Energy rating and score

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

[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	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Single glazed	Very poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	(other premises below)	N/A
Secondary heating	None	N/A

### Primary energy use

The primary energy use for this property per year is 330 kilowatt hours per square metre (kWh/m<sup>2</sup>).

[About primary energy use](#)

## How this affects your energy bills

An average household would need to spend **£787 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 £361 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2015** 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:

- 11,091 kWh per year for heating
- 1,925 kWh per year for hot water

## Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year.

### Carbon emissions

#### An average household produces

6 tonnes of CO<sub>2</sub>

#### This property produces

3.4 tonnes of CO<sub>2</sub>

#### This property's potential production

1.5 tonnes of CO<sub>2</sub>

You could improve this property's CO<sub>2</sub> emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

## Changes you could make

[Do I need to follow these steps in order?](#)

### Step 1: Room-in-roof insulation

#### Typical installation cost

£1,500 - £2,700

#### Typical yearly saving

£276

#### Potential rating after completing step 1

**72 C**

### Step 2: Internal or external wall insulation

#### Typical installation cost

£4,000 - £14,000

#### Typical yearly saving

£39

#### Potential rating after completing steps 1 and 2

**74 C**

### Step 3: Double glazed windows

Replace single glazed windows with low-E double glazed windows

#### Typical installation cost

£3,300 - £6,500

#### Typical yearly saving

£45

#### Potential rating after completing steps 1 to 3

**76 C**

## Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme](#). 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.](#)

## 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

Anthony Kerr

#### Telephone

[07921234899](tel:07921234899)

#### Email

[anthonykerr9@virginmedia.com](mailto:anthonykerr9@virginmedia.com)

### Contacting the accreditation scheme

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

#### Accreditation scheme

NHER

#### Assessor's ID

NHER001976

#### Telephone

[01455 883 250](tel:01455 883 250)

#### Email

[enquiries@elmhurstenergy.co.uk](mailto:enquiries@elmhurstenergy.co.uk)

### About this assessment

#### Assessor's declaration

No related party

#### Date of assessment

26 September 2015

#### Date of certificate

1 October 2015

#### Type of assessment

[RdSAP](#)

## 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 [dluhc.digital-services@levellingup.gov.uk](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on [020 3829 0748](tel:020 3829 0748) (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

