

Energy performance certificate (EPC)

44 LYALL WAY
PARKWOOD
GILLINGHAM
ME8 9RA

Energy rating

C

Valid until: 22 March 2031

Certificate number: 0160-2922-2070-2129-8695

Property type

Mid-terrace house

Total floor area

69 square metres

Rules on letting this property

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

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

Energy efficiency rating for this property

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

[See how to improve this property's energy performance.](#)

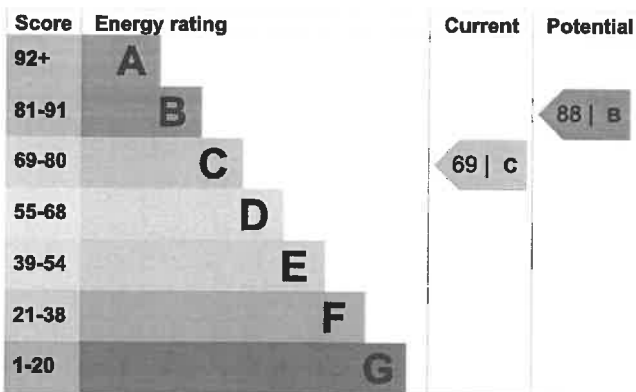
The graph shows this property's current and potential energy efficiency.

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



Environmental impact of this property

This property produces 2.6 tonnes of CO2

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

This property's potential production 0.7 tonnes of CO2

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

By making the recommended changes, you could reduce this property's CO2 emissions by 1.9 tonnes per year. This will help to protect the environment.

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

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.

An average household produces 6 tonnes of CO2

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 C (69) to B (88).

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£40
2. Increase hot water cylinder insulation	£15 - £30	£28
3. Condensing boiler	£2,200 - £3,000	£57
4. Solar water heating	£4,000 - £6,000	£38
5. Solar photovoltaic panels	£3,500 - £5,500	£363

Paying 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>)

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	Chris Horne
Telephone	01795 554392
Email	epc4u@ymail.com

Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO003121
Telephone	0330 124 9660
Email	certification@stroma.com

Assessment details

Assessor's declaration	No related party
Date of assessment	22 March 2021
Date of certificate	23 March 2021
Type of assessment	<u>RdSAP</u>
