Energy performance certificate (EPC)

Flat 16 James Court Dixwell Road FOLKESTONE CT20 2LG	Energy rating **D**	Valid until:	**1 August 2027**
		Certificate number:	**2318-0078-7273-5933-1934**

roperty type	Top-floor flat
otal floor area	74 square metres

ules on letting this property

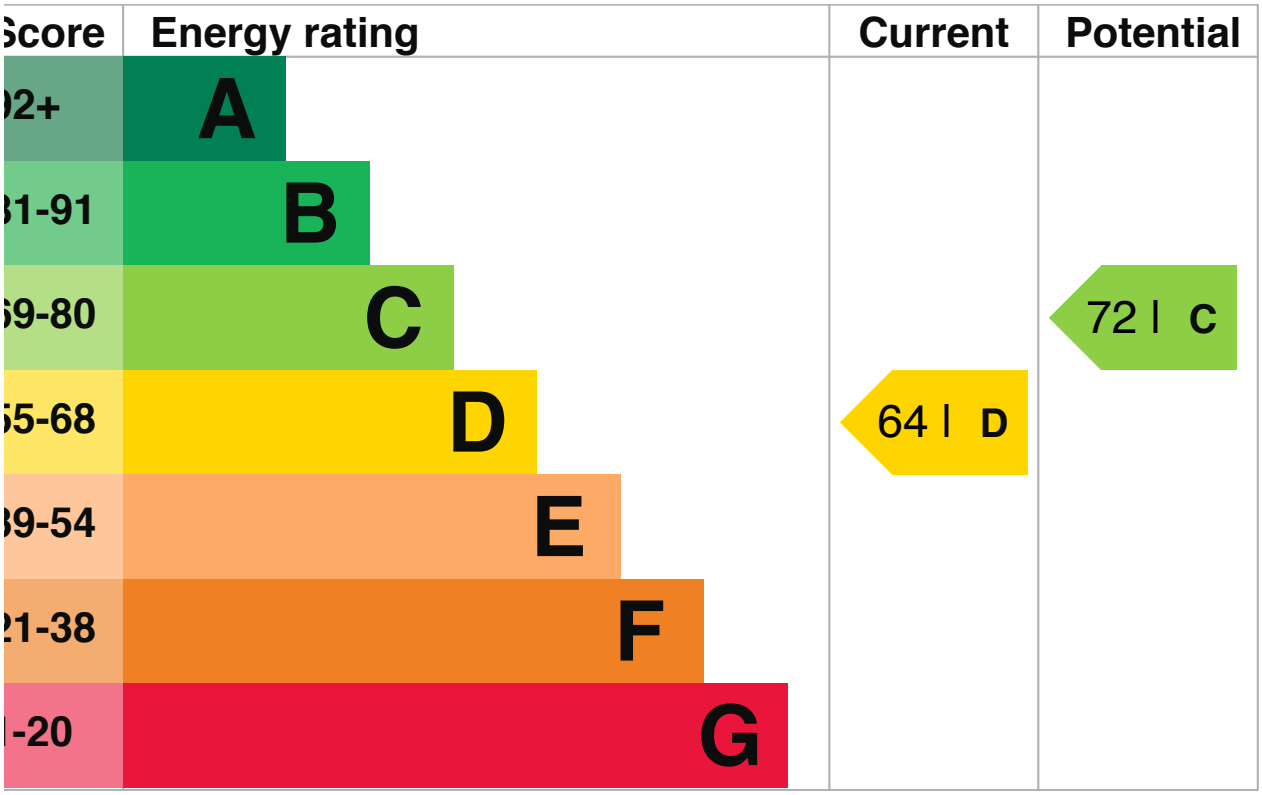
operties can be rented if they have an energy rating from A to E.

he property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords o e regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-dlord-guidance).

nergy efficiency rating for this property

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

e how to improve this property's energy performance.



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

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

operties are also given a score. The higher the number the lower your fuel bills are likely to be.

r properties in England and Wales:

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

eakdown 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)

ıen the description says “assumed”, it means that the feature could not be inspected and an assumption has been made sed on the property’s age and type.

ature	Description	Rating
ıll	Timber frame, as built, no insulation (assumed)	Very poor
ıll	Solid brick, as built, no insulation (assumed)	Poor
›of	Pitched, 250 mm loft insulation	Good
ndow	Fully double glazed	Average
ıin heating	Boiler and radiators, mains gas	Good
ıin heating control	Programmer and room thermostat	Average
›t water	From main system	Good
ghting	Low energy lighting in 67% of fixed outlets	Good
›or	(another dwelling below)	N/A
·condary heating	Room heaters, electric	N/A

rimary energy use

e primary energy use for this property per year is 246 kilowatt hours per square metre (kWh/m2).

What is primary energy use?

ıvironmental impact of this property

ıe of the biggest contributors to climate change is carbon dioxide (CO2). The energy used for heating, lighting and power in o mes produces over a quarter of the UK’s CO2 emissions.

n average household roduces	6 tonnes of CO2
his property produces	3.2 tonnes of CO2
his property’s potential roduction	2.3 tonnes of CO2

making the recommended changes, you could reduce this property’s CO2 emissions by 0.9 tonnes per year. This will help tc ›tect the environment.

vironmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how ergy 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.

ou make all of the recommended changes, this will improve the property's energy rating and ore from D (64) to C (72).

Potential energy rating

C

What is an energy rating?

ecommendation 1: Internal or external wall nsulation

ernal or external wall insulation

ypical installation cost	£4,000 - £14,000
ypical yearly saving	£32
otential rating after carrying out ecommendation 1	65 I D

ecommendation 2: Hot water cylinder insulation

crease hot water cylinder insulation

ypical installation cost	£15 - £30
ypical yearly saving	£19
otential rating after carrying out ecommendations 1 and 2	66 I D

ecommendation 3: Low energy lighting

w energy lighting

ypical installation cost	£25
ypical yearly saving	£15

otential rating after carrying out ecommendations 1 to 3	67 I D

ecommendation 4: Heating controls (thermostatic radiator alves)

ating controls (TRVs)

ypical installation cost	£350 - £450
ypical yearly saving	£25
otential rating after carrying out ecommendations 1 to 4	68 I D

ecommendation 5: Replace boiler with new condensing boiler

ndensing boiler

ypical installation cost	£2,200 - £3,000
ypical yearly saving	£59
otential rating after carrying out ecommendations 1 to 5	70 I C

ecommendation 6: Replacement glazing units

placement glazing units

ypical installation cost	£1,000 - £1,400
ypical yearly saving	£28
otential rating after carrying out ecommendations 1 to 6	72 I C

aying for energy improvements

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

timated energy use and potential savings

stimated yearly energy cost for this roperty	£771
otential saving	£178

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

e estimated saving is based on making all of the recommendations in how to improve this property's energy performance.

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

eating use in this property

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

stimated energy used to heat this property

pace heating	6540 kWh per year
ater heating	3148 kWh per year

otential energy savings by installing insulation

pe of insulation	Amount of energy saved
lid wall insulation	514 kWh per year

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

ontacting the assessor and accreditation scheme

is EPC was created by a qualified energy assessor.

ou are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

creditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

ssessor contact details

ssessor's name	Hannah Page
elephone	01634 735622
mail	dea@arunestates.co.uk

ccreditation scheme contact details

ccreditation scheme	NHER
ssessor ID	NHER001853
elephone	01455 883 250
mail	enquiries@elmhurstenergy.co.uk

ssessment details

ssessor's declaration	Employed by the professional dealing with the property transaction
ate of assessment	29 July 2017
ate of certificate	2 August 2017
ype of assessment	▶ RdSAP

her certificates for this property

ou are aware of previous certificates for this property and they are not listed here, please contact us at

ıclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748.

ere are no related certificates for this property.