Energy performance certificate (EPC)			
9b, Silver Road BURNHAM-ON-CROUCH CM0 8LA	Energy rating	Valid until: Certificate number:	27 March 2023 0205-3860-7178-9627-9635
Property type		Mid-terrace house	
Total floor area		61 square metres	

Rules on letting this property

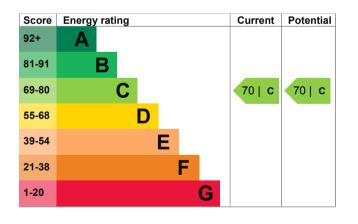
Properties can be rented if they have an energy rating from A to E.

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).

Energy efficiency rating for this property

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

<u>See how to improve this property's energy</u> 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

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Walls	Average thermal transmittance 1.60 W/m ² K	Poor
Roof	Average thermal transmittance 0.41 W/m ² K	Average
Floor	Average thermal transmittance 0.88 W/m ² K	Very poor
Windows	High performance glazing	Very good
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
Secondary heating	None	N/A
Air tightness	(not tested)	N/A

Primary energy use

The primary energy use for this property per year is 195 kilowatt hours per square metre (kWh/m2).

Environmental impa property	act of this	This property's potential production	2.3 tonnes of CO2
One of the biggest contribuchange is carbon dioxide (Cused for heating, lighting ar homes produces over a quatemissions.	CO2). The energy nd power in our	By making the <u>recommend</u> could reduce this property's 0.0 tonnes per year. This w environment.	s CO2 emissions by
An average household produces	6 tonnes of CO2	Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy consumed by the people living at the property	
This property produces	2.3 tonnes of CO2		

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from C (70) to C (70).

Recommendation	Typical installation cost	Typical yearly saving
1. Solar water heating	£4,000 - £6,000	£24
2. Solar photovoltaic panels	£11,000 - £20,000	£226
3. Wind turbine	£1,500 - £4,000	£81

Paying for energy improvements

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

Estimated energy use and potential savings		Estimated energy used to heat this property	
		Space heating	6895 kWh per year
Estimated yearly energy cost for this property	£539	Water besting	
Potential saving	£0	Water heating	1957 kWh per year
The estimated cost shows how m average household would spend i for heating, lighting and hot water on how energy is used by the peo	in this property . It is not based	Potential energy sav insulation The assessor did not t save energy by install property.	find any opportunities to
property. The estimated saving is based on making all of the recommendations in <u>how to improve this</u> property's energy performance.		You might be able to receive <u>Renewable Heat</u> <u>Incentive payments (https://www.gov.uk/domestic-renewable-heat-incentive)</u> . This will help to reduce carbon emissions by replacing your existing heating system with one that generates	
For advice on how to reduce your visit <u>Simple Energy Advice</u> (<u>https://www.simpleenergyadvice.org</u> .			estimated energy required eating will form the basis
Heating use in this property			

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

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 Telephone Email Mervyn Perriman 01621 828035 mp@mpbuilding.co.uk

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email NHER NHER003506 01455 883 250 enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration	No related party
Date of assessment	20 March 2013
Date of certificate	28 March 2013
Type of assessment	<u>SAP</u>