Energy performance certificate (EPC)					
14, Oakes Crescent DARTFORD DA1 5UF	Energy rating	Valid until: 14 June 2027			
		Certificate number: 0343-3885-7663-9593-2011			
Property type	Mid-floor flat				
Total floor area		64 square metres			

Rules on letting this property

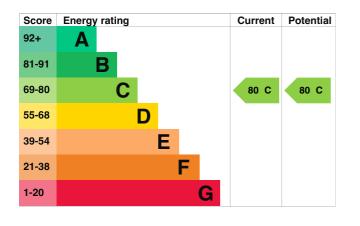
Properties can be let if they have an energy rating from A to E.

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

Energy rating and score

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> <u>efficiency</u>.



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	
Walls	Average thermal transmittance 0.27 W/m ² K	Very good	
Roof	Average thermal transmittance 0.11 W/m ² K	Very good	
Floor	Average thermal transmittance 0.24 W/m ² K	Good	
Windows	High performance glazing	Very good	
Main heating	Boiler and radiators, mains gas	Good	
Main heating control	Programmer, room thermostat and TRVs	Very good	
Hot water	From main system	Good	
Lighting	Low energy lighting in all fixed outlets	Very good	
Air tightness	Air permeability 4.4 m³/h.m² (as tested)	Good	
Secondary heating	None	N/A	

Primary energy use

The primary energy use for this property per year is 114 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£360 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 £0 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2017** 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:

- 2,920 kWh per year for heating
- 1,625 kWh per year for hot water

Impact on the environment		This property produces	1.3 tonnes of CO2	
This property's current environmental impact rating is B. It has the potential to be B.		This property's potential production	1.3 tonnes of CO2	
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.		
Carbon emissions				
An average household produces	6 tonnes of CO2	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

The assessor did not make any recommendations for this property.

Simple Energy Advice has guidance on improving a property's energy use. (https://www.simpleenergyadvice.org.uk/)

Help paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. 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 by visiting www.gov.uk/improve-energy-efficiency.

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	
Telephone	
Email	

Peter Wedderburn 0844 6331000 <u>energyadmin@nhbc.co.uk</u>

Contacting the accreditation scheme

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

Accreditation scheme Assessor's ID Telephone Email NHER NHER008958 01455 883 250 enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration Date of assessment Date of certificate Type of assessment No related party 15 June 2017 15 June 2017 SAP