

# Energy performance certificate (EPC)

|                                                                                     |                           |                                                     |
|-------------------------------------------------------------------------------------|---------------------------|-----------------------------------------------------|
| Pleasant Field Bungalow<br>Chart Hill Road<br>Chart Sutton<br>MAIDSTONE<br>ME17 3RQ | Energy rating<br><b>E</b> | Valid until: <b>9 March 2028</b>                    |
|                                                                                     |                           | Certificate number: <b>0668-0057-7232-5768-7974</b> |

|                  |                   |
|------------------|-------------------|
| Property type    | Detached bungalow |
| Total floor area | 89 square metres  |

## Rules on letting this property

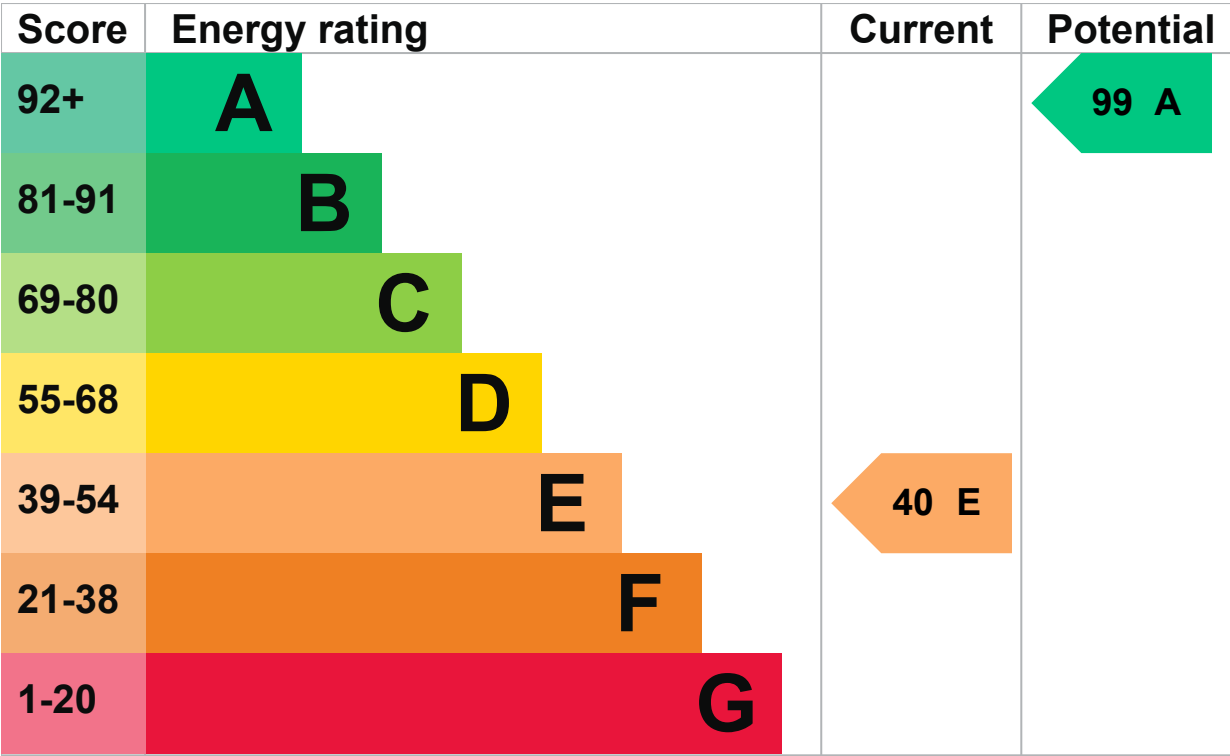
Properties can be let if they have an energy rating from A to E.

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

## Energy rating and score

This property’s energy rating is E. It has the potential to be A.

[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    | Timber frame, as built, partial insulation (assumed) | Average   |
| Wall    | Cavity wall, as built, no insulation (assumed)       | Poor      |
| Roof    | Pitched, 100 mm loft insulation                      | Average   |
| Roof    | Flat, limited insulation (assumed)                   | Very poor |

| Feature              | Description                                 | Rating  |
|----------------------|---------------------------------------------|---------|
| Window               | Partial double glazing                      | Average |
| Main heating         | Boiler and radiators, mains gas             | Good    |
| Main heating control | Programmer and room thermostat              | Average |
| Hot water            | From main system, no cylinder thermostat    | Average |
| Lighting             | Low energy lighting in 36% of fixed outlets | Average |
| Floor                | Suspended, no insulation (assumed)          | N/A     |
| Floor                | Solid, no insulation (assumed)              | N/A     |
| Secondary heating    | Room heaters, wood logs                     | N/A     |

## Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO<sub>2</sub>. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Biomass secondary heating

## Primary energy use

The primary energy use for this property per year is 442 kilowatt hours per square metre (kWh/m<sup>2</sup>).

► [About primary energy use](#)

## Additional information

Additional information about this property:

- Cavity fill is recommended

## How this affects your energy bills

An average household would need to spend **£1,485 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 £727 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2018** 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:

- 15,876 kWh per year for heating
- 3,543 kWh per year for hot water

# Impact on the environment

This property’s environmental impact rating is E. It has the potential to be A.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

## Carbon emissions

|                                             |                    |
|---------------------------------------------|--------------------|
| <b>An average household produces</b>        | 6 tonnes of CO2    |
| <b>This property produces</b>               | 6.1 tonnes of CO2  |
| <b>This property’s potential production</b> | -0.1 tonnes of CO2 |

You could improve this property’s CO2 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.

# Steps you could take to save energy

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

## Step 1: Increase loft insulation to 270 mm

Typical installation cost £100 - £350

Typical yearly saving £33

Potential rating after completing step 1

41 E

## Step 2: Flat roof or sloping ceiling insulation

Typical installation cost £850 - £1,500

Typical yearly saving £101

Potential rating after completing steps 1 and 2

45 E

## Step 3: Cavity wall insulation

Typical installation cost £500 - £1,500

Typical yearly saving £106

Potential rating after completing steps 1 to 3

49 E

## Step 4: Floor insulation (suspended floor)

Typical installation cost £800 - £1,200

Typical yearly saving £94

Potential rating after completing steps 1 to 4

53 E

## Step 5: Floor insulation (solid floor)

Typical installation cost £4,000 - £6,000

Typical yearly saving £59

Potential rating after completing steps 1 to 5

55 D

## Step 6: Low energy lighting

Typical installation cost £35

Typical yearly saving £32

Potential rating after completing steps 1 to 6

56 D

## Step 7: Hot water cylinder thermostat

Typical installation cost £200 - £400

Typical yearly saving £71

Potential rating after completing steps 1 to 7

59 D

## Step 8: Heating controls (thermostatic radiator valves)

Heating controls (TRVs)

Typical installation cost £350 - £450

Typical yearly saving £42

Potential rating after completing steps 1 to 8

61 D

## Step 9: Replace boiler with new condensing boiler

|                           |                 |
|---------------------------|-----------------|
| Typical installation cost | £2,200 - £3,000 |
|---------------------------|-----------------|

|                       |      |
|-----------------------|------|
| Typical yearly saving | £118 |
|-----------------------|------|

|                                                |
|------------------------------------------------|
| Potential rating after completing steps 1 to 9 |
|------------------------------------------------|

|      |
|------|
| 65 D |
|------|

## Step 10: Solar water heating

|                           |                 |
|---------------------------|-----------------|
| Typical installation cost | £4,000 - £6,000 |
|---------------------------|-----------------|

|                       |     |
|-----------------------|-----|
| Typical yearly saving | £42 |
|-----------------------|-----|

|                                                 |
|-------------------------------------------------|
| Potential rating after completing steps 1 to 10 |
|-------------------------------------------------|

|      |
|------|
| 67 D |
|------|

## Step 11: Double glazed windows

Replace single glazed windows with low-E double glazed windows

|                           |                 |
|---------------------------|-----------------|
| Typical installation cost | £3,300 - £6,500 |
|---------------------------|-----------------|

|                       |     |
|-----------------------|-----|
| Typical yearly saving | £30 |
|-----------------------|-----|

|                                                 |
|-------------------------------------------------|
| Potential rating after completing steps 1 to 11 |
|-------------------------------------------------|

|      |
|------|
| 68 D |
|------|

## Step 12: Solar photovoltaic panels, 2.5 kWp

|                           |                 |
|---------------------------|-----------------|
| Typical installation cost | £5,000 - £8,000 |
|---------------------------|-----------------|

|                       |      |
|-----------------------|------|
| Typical yearly saving | £306 |
|-----------------------|------|

|                                                 |
|-------------------------------------------------|
| Potential rating after completing steps 1 to 12 |
|-------------------------------------------------|

|      |
|------|
| 78 C |
|------|

## Step 13: Wind turbine

|                           |                   |
|---------------------------|-------------------|
| Typical installation cost | £15,000 - £25,000 |
|---------------------------|-------------------|

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**Typical yearly saving****£576**

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**Potential rating after completing  
steps 1 to 13****99 A**

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## Advice on making energy saving improvements

[Get detailed recommendations and cost estimates](#)

## Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Insulation: [Great British Insulation Scheme](#)
- Heat pumps and biomass boilers: [Boiler Upgrade Scheme](#)
- Help from your energy supplier: [Energy Company Obligation](#)

## 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**

Andrew Spratt

**Telephone**

07539 410831

**Email**[andy.spratt@hotmail.co.uk](mailto:andy.spratt@hotmail.co.uk)

### Contacting the accreditation scheme

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

**Accreditation scheme**

Quidos Limited

**Assessor's ID**

QUID204197

**Telephone**

01225 667 570

**Email**[info@quidos.co.uk](mailto:info@quidos.co.uk)



## About this assessment

|                        |                         |
|------------------------|-------------------------|
| Assessor's declaration | No related party        |
| Date of assessment     | 6 February 2018         |
| Date of certificate    | 10 March 2018           |
| Type of assessment     | ▶ <a href="#">RdSAP</a> |

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

There are no related certificates for this property.



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[Service performance \(/service-performance\)](#)

**OG**

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