

Energy performance certificate (EPC)

Austens Barn Annexe Pluckley Road Smerden ASHFORD TN27 8NJ	Energy rating C	Valid until:	10 January 2028
		Certificate number:	9598-8029-7379-5038-4944

Property type	Detached house
Total floor area	56 square metres

Rules on letting this property

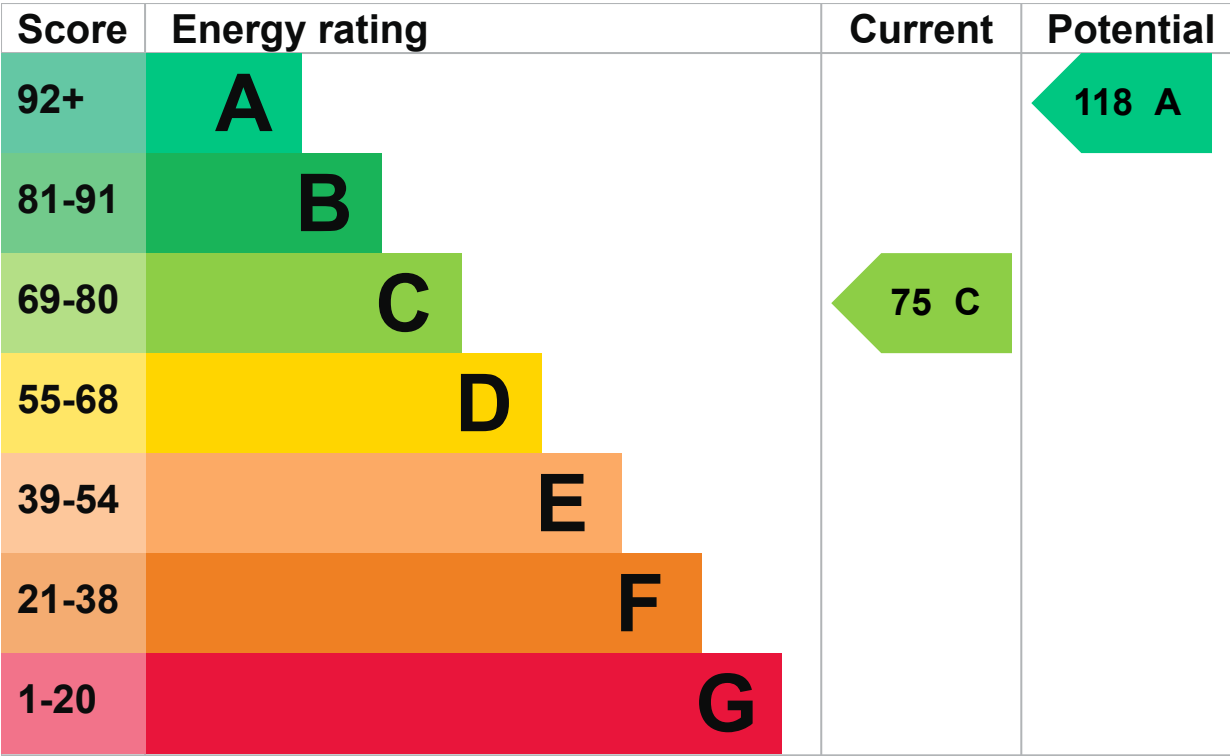
Properties can be let if they have an energy rating from A to E.

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 C. 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
Walls	Average thermal transmittance 0.27 W/m²K	Very good
Roof	Average thermal transmittance 0.16 W/m²K	Good
Floor	Average thermal transmittance 0.16 W/m²K	Very good
Windows	High performance glazing	Very good

Feature	Description	Rating
Main heating	Boiler and underfloor heating, mains gas	Good
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Good
Lighting	Low energy lighting in 75% of 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 163 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£409 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 £36 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:

- 3,929 kWh per year for heating
- 1,815 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is C. 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

An average household produces	6 tonnes of CO2
This property produces	1.6 tonnes of CO2
This property's potential production	-1.5 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: Solar water heating

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

Typical yearly saving £36

Potential rating after completing step 1

77 C

Step 2: Solar photovoltaic panels, 2.5 kWp

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

Typical yearly saving £305

Potential rating after completing steps 1 and 2

90 B

Step 3: Wind turbine

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

Typical yearly saving £576

Potential rating after completing steps 1 to 3

118 A

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:

- Heat pumps and biomass boilers: [Boiler Upgrade Scheme](#)

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	David Tindall
Telephone	01580 230413
Email	david@kentdesignstudio.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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/008784
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	11 January 2018
Date of certificate	11 January 2018
Type of assessment	▶ SAP

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 or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number[9854-3834-7207-9423-2905 \(/energy-certificate/9854-3834-7207-9423-2905\)](/energy-certificate/9854-3834-7207-9423-2905)**Valid until**

23 October 2027

Certificate number[2798-0088-7358-5733-4990 \(/energy-certificate/2798-0088-7358-5733-4990\)](/energy-certificate/2798-0088-7358-5733-4990)**Valid until**

20 August 2027

Certificate number[9438-8029-7378-5633-4944 \(/energy-certificate/9438-8029-7378-5633-4944\)](/energy-certificate/9438-8029-7378-5633-4944)**Valid until**

16 August 2027

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