Energy performance certificate (EPC)

32 MABLEDON AVENUE
ASHFORD
TN24 8BJ

Energy rating

C

Valid until 28 October 2030

Certificate number

5690-2039-0722-2022-1003

roperty type	Semi-detached house
otal floor area	157 square metres

ules on letting this property

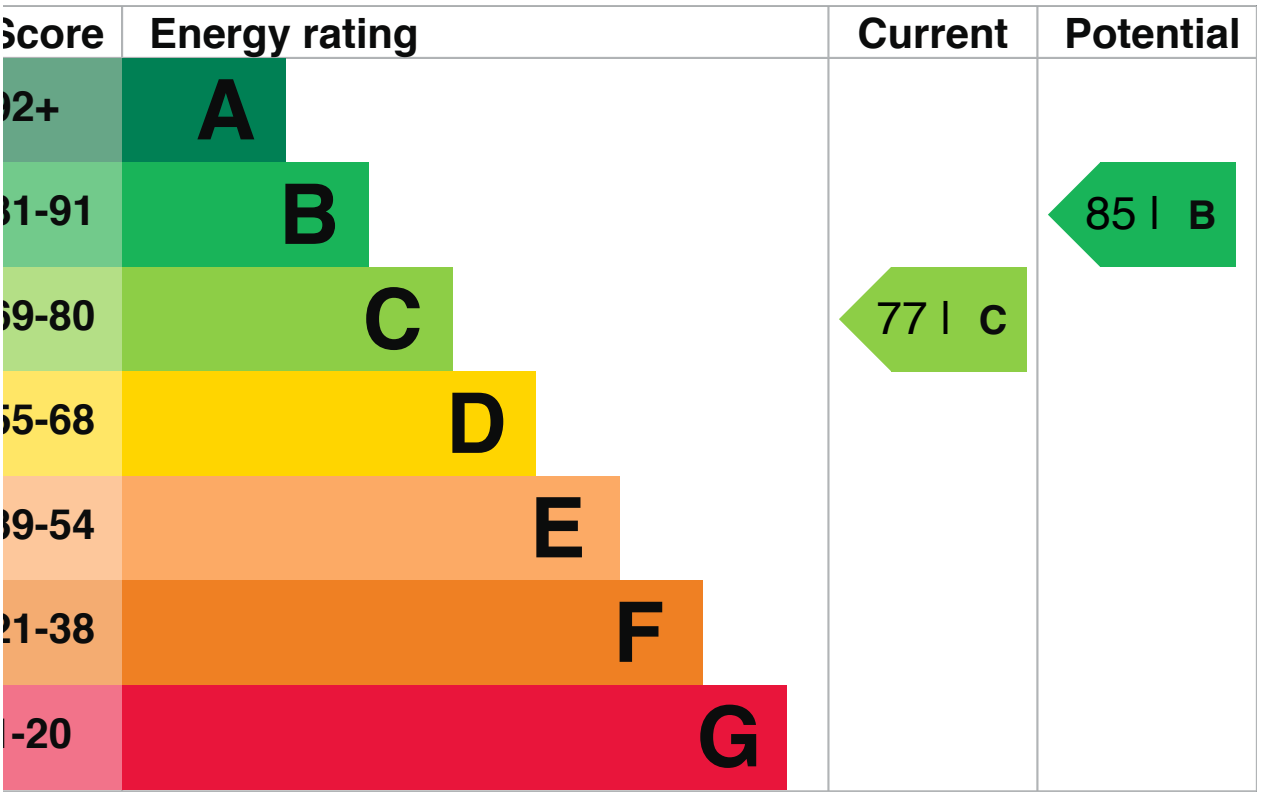
operties can be rented if they have an energy rating from A to E.

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

nergy efficiency rating for this property

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

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 this number, the lower your carbon dioxide (CO2) emissions are likely to be.

e average energy rating and score for a property in England and Wales are D (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)

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

ature	Description	Rating
all	Cavity wall, as built, insulated (assumed)	Good
oof	Pitched, 100 mm loft insulation	Average
oof	Flat, insulated (assumed)	Good
ndow	Fully double glazed	Average
ain heating	Boiler and underfloor heating, mains gas	Good
ain heating control	Programmer and at least two room thermostats	Good
t water	From main system	Good
ghting	Low energy lighting in all fixed outlets	Very good
oor	Solid, insulated (assumed)	N/A
condary heating	None	N/A

rimary energy use

e primary energy use for this property per year is 129 kilowatt hours per square metre (kWh/m2).

What is primary energy use?

nvironmental impact of this property

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

n average household produces	6 tonnes of CO2
his property produces	3.6 tonnes of CO2

his property's potential roduction

2.4 tonnes of CO2

making the recommended changes, you could reduce this property's CO2 emissions by 1.2 tonnes per year. This will help to otect 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 score m C (77) to B (85).

Potential energy rating

B

What is an energy rating?

ecommendation 1: Increase loft insulation to 270 m

crease loft insulation to 270 mm

pical installation cost	£100 - £350
pical yearly saving	£42
otential rating after carrying out ecommendation 1	78 I C

ecommendation 2: Solar photovoltaic panels, 2.5 kWp

lar photovoltaic panels

pical installation cost	£3,500 - £5,500
pical yearly saving	£376
otential rating after carrying out ecommendations 1 and 2	85 I B

aying for energy improvements

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

stimated energy use and potential savings

stimated yearly energy cost for this roperty	£827
otential saving	£42

e estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is nc sed 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	10025.0 kWh per year
ater heating	2323.0 kWh per year

otential energy savings by installing insulation

pe of insulation	Amount of energy saved
ft insulation	890 kWh per year

u might be able to receive Renewable Heat Incentive payments (https://www.gov.uk/domestic-renewable-heat-incentive). This will he reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated ener quired 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	Ian Harley
elephone	01622 687732
mail	ianharley46@sky.com

ccreditation scheme contact details

ccreditation scheme	Stroma Certification Ltd
ssessor ID	STRO002289
elephone	0330 124 9660
mail	certification@stroma.com

ssessment details

ssessor's declaration	No related party
ate of assessment	27 October 2020
ate of certificate	29 October 2020
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 mhclg.digital-rvices@communities.gov.uk, or call our helpdesk on 020 3829 0748.

ere are no related certificates for this property.