

# Energy performance certificate (EPC)

|                                            |                           |                                              |
|--------------------------------------------|---------------------------|----------------------------------------------|
| 29c, Hall Farm Road<br>BENFLEET<br>SS7 5JD | Energy rating<br><b>D</b> | Valid until: 20 September 2026               |
|                                            |                           | Certificate number: 8916-7321-4990-1749-6926 |

**Property type**

Detached house

**Total floor area**

118 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 D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 78 C      |
| 55-68 | D             | 56 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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                 | Cavity wall, as built, insulated (assumed)  | Good    |
| Roof                 | Pitched, 270 mm loft insulation             | Good    |
| Window               | Fully double glazed                         | Average |
| Main heating         | Boiler and radiators, mains gas             | Good    |
| Main heating control | Programmer, room thermostat and TRVs        | Good    |
| Hot water            | From main system, no cylinder thermostat    | Poor    |
| Lighting             | Low energy lighting in 50% of fixed outlets | Good    |
| Floor                | Solid, no insulation (assumed)              | N/A     |
| Secondary heating    | None                                        | N/A     |

## Primary energy use

The primary energy use for this property per year is 288 kilowatt hours per square metre (kWh/m<sup>2</sup>).

► [About primary energy use](#)

## How this affects your energy bills

An average household would need to spend **£1,325 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 £454 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2016** 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:

- 12,917 kWh per year for heating
- 4,529 kWh per year for hot water

## Impact on the environment

This property's environmental impact rating is E. It has the potential to be C.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year.

## Carbon emissions

|                                      |                               |
|--------------------------------------|-------------------------------|
| An average household produces        | 6 tonnes of CO <sub>2</sub>   |
| This property produces               | 6.0 tonnes of CO <sub>2</sub> |
| This property's potential production | 2.8 tonnes of CO <sub>2</sub> |

You could improve this property's CO<sub>2</sub> 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: Floor insulation (solid floor)

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£50

Potential rating after completing step 1

57 D

## Step 2: Hot water cylinder insulation

Increase hot water cylinder insulation

Typical installation cost

£15 - £30

Typical yearly saving

£49

Potential rating after completing steps 1 and 2

59 D

## Step 3: Low energy lighting

Typical installation cost

£30

Typical yearly saving

£30

Potential rating after completing steps 1 to 3

60 D

## Step 4: Hot water cylinder thermostat

Typical installation cost

£200 - £400

Typical yearly saving

£99

Potential rating after completing steps 1 to 4

63 D

## Step 5: Replace boiler with new condensing boiler

Typical installation cost

£2,200 - £3,000

Typical yearly saving

£178

Potential rating after completing steps 1 to 5

69 C

## Step 6: Solar water heating

Typical installation cost

£4,000 - £6,000



Typical yearly saving

£48

Potential rating after completing steps 1 to 6

70 C

## Step 7: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£5,000 - £8,000

Typical yearly saving

£293

Potential rating after completing steps 1 to 7

78 C

## 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

Tony Callaghan

Telephone

07534483455

Email

tonycallaghan@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

Stroma Certification Ltd

Assessor's ID

STRO016547

Telephone

0330 124 9660

Email

certification@stroma.com

### About this assessment

Assessor's declaration

No related party

Date of assessment

21 September 2016



Date of certificate

21 September 2016

Type of assessment

► RdSAP

## 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.

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5) [Service performance \(/service-performance\)](#)

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