Energy performance certificate (EPC)

Verulam House Phillippines Shaw Ide Hill SEVENOAKS TN14 6AF	Energy rating	Valid until:	3 April 2027
		Certificate number:	8553-7927-5770-4060-9972

Property type	Detached house
Total floor area	496 square metres

Rules on letting this property

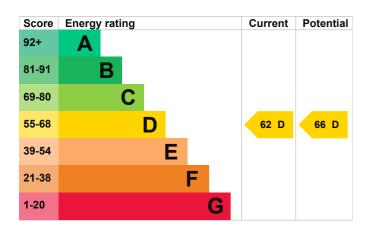
Properties can be let if they have an energy rating from A to E.

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).

Energy rating and score

This property's energy rating is D. It has the potential to be D.

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	Cavity wall, as built, insulated (assumed)	Very good
Wall	Timber frame, as built, insulated (assumed)	Very good
Roof	Pitched, insulated (assumed)	Good
Roof	Roof room(s), insulated (assumed)	Good
Roof	Pitched, insulated (assumed)	Good
Window	Fully double glazed	Good
Main heating	Boiler and underfloor heating, LPG	Poor
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Poor
Lighting	Low energy lighting in 20% of fixed outlets	Poor
Floor	Solid, insulated (assumed)	N/A
Floor	To unheated space, insulated (assumed)	N/A
Secondary heating	Room heaters, coal	N/A

Primary energy use

The primary energy use for this property per year is 104 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £3,033 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 £177 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:

- 31,177 kWh per year for heating
- 2,694 kWh per year for hot water

impact on the environment	This property produces	12.8 tonnes of CO2
This property's environmental impact rating is D. It has the potential to be D.	This property's potential production	11.3 tonnes of CO2
Properties get a rating from A (best) to G		

Carbon emissions

they produce each year.

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.

You could improve this property's CO2

emissions by making the suggested changes. This will help to protect the

environment.

Steps you could take to save energy

(worst) on how much carbon dioxide (CO2)

Step	Typical installation cost	Typical yearly saving
1. Low energy lighting	£195	£91
2. Solar water heating	£4,000 - £6,000	£86
3. Solar photovoltaic panels	£5,000 - £8,000	£289

Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

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

- Insulation: Great British Insulation Scheme (www.gov.uk/apply-great-british-insulation-scheme)
- Heat pumps and biomass boilers: <u>Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)</u>
- Help from your energy supplier: <u>Energy Company Obligation (www.gov.uk/energy-company-obligation)</u>

Who to contact about this certificate

Contacting the assessor

Type of assessment

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Robert Hobson
Telephone	01892 300450
Email	enquiries@jcmlconsultancy.com

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	QUID206287	
Telephone	01225 667 570	
Email	info@quidos.co.uk	
About this assessment		
Assessor's declaration	No related party	
Date of assessment	30 March 2017	
Date of certificate	4 April 2017	

RdSAP