Energy performance certificate (EPC)

78 The Marina DEAL CT14 6NT

Energy rating

alid until: 2 March 2032

Certificate number: 6600-8029-0822-6007-1723

Property type

Detached house

Total floor area

164 square metres

Rules on letting this property

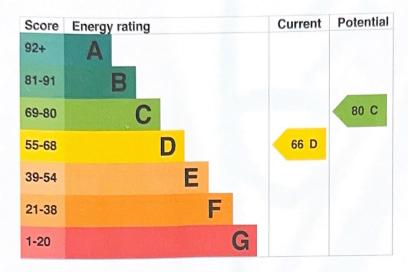
Properties can be let if they have an energy rating from A to E.

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

Energy rating and score

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

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
	Cavity wall, as built, no insulation (assumed)	Poor
Wall Roof	Pitched, 100 mm loft insulation	Average
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	Good
Lighting	Low energy lighting in all fixed outlets	Very 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 205 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

Cavity fill is recommended

How this affects your energy bills

An average household would need to spend £1,169 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 £264 per year if you complete the suggested steps for improving this property's energy rating.

This is based on average costs in 2022 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:

- · 21,221 kWh per year for heating
- · 2,140 kWh per year for hot water

Saving energy by installing insulation

Energy you could save:

- 689 kWh per year from loft insulation
- 5,227 kWh per year from cavity wall insulation

More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

Environmental impact of this property

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

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

Carbon emissions

An average household produces	6 tonnes of CO2
This property produces	5.9 tonnes of CO2
This property's potential production	3.3 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.

Changes you could make

Step	Typical installation cost	Typical yearly saving
Cavity wall insulation	£500 - £1,500	£206
Floor insulation (solid floor)	£4,000 - £6,000	€59
Solar photovoltaic panels	£3,500 - £5,500	£389

Help paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. This will help you buy a more efficient, low carbon heating system for this property.

Who to contact about this certificate

Type of assessment

Contacting the assessor

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

Assessor's name	Thomas Hague	
Telephone	01304626457	
Email	bruceadams@hiveeas.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	STRO034335	
Telephone	0330 124 9660	
Email	certification@stroma.com	
About this assessment Assessor's declaration	No related party	
	No related party 2 March 2022	

RdSAP