The Chalet Forest Field Farm Murthering Lane Navestock RM4 1HL Property type Detached bungalow Total floor area Energy rating Valid until: 1 February 2033 Certificate number: 9657-5629-8600-0999-1272 A grading of the control o

Rules on letting this property

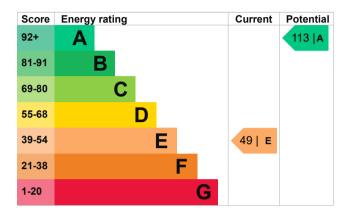
Properties can be let if they have an energy rating from A to E.

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

Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be A.

See how to improve this property's energy performance.



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- · very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

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

Feature	Description	Rating
Wall	Timber frame, as built, insulated (assumed)	Good
Roof	Pitched, insulated (assumed)	Average
Window	Partial double glazing	Poor
Main heating	Room heaters, wood logs	Poor
Main heating control	No thermostatic control of room temperature	Poor
Hot water	Electric immersion, standard tariff	Very poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

· Biomass main heating

Primary energy use

The primary energy use for this property per year is 412 kilowatt hours per square metre (kWh/m2).

This property produces

Environmental impact of this property

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

Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.

Properties with an A rating produce less CO2 than G rated properties.

An average household produces

6 tonnes of CO2

This property produces	1.1 tolliles of CO2
This property's potential production	-2.1 tonnes of CO2

1 1 tannas of CO2

By making the <u>recommended changes</u>, you could reduce this property's CO2 emissions by 3.2 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from E (49) to A (113).

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (suspended floor)	£800 - £1,200	£107
2. Draught proofing	£80 - £120	£8
3. Solar water heating	£4,000 - £6,000	£157
4. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£43
5. High performance external doors	£1,000	£26
6. Solar photovoltaic panels	£3,500 - £5,500	£373
7. Wind turbine	£15,000 - £25,000	£730

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.

Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£993
Potential saving if you complete every step in order	£341

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Type of heating Estimated energy used

Space heating 6820 kWh per year

Water heating 1590 kWh per year

Potential energy savings by installing insulation

Type of insulation Amount of energy saved

Loft insulation 496 kWh per year

Saving energy in this property

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

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name James Doye
Telephone 01245 344534
Email info@thedeas.com

Accreditation scheme contact details

Accreditation scheme Stroma Certification Ltd
Assessor ID STRO003519
Telephone 0330 124 9660

Email certification@stroma.com

Assessment details

Assessor's declaration No related party
Date of assessment 31 January 2023
Date of certificate 2 February 2023

Type of assessment RdSAP