

Energy performance certificate (EPC)

St. Ives
Approach Road
ASHFORD
TW15 1NF

Energy rating

E

Valid until: 20 June 2032

Certificate number: 0380-2729-0160-2622-7701

Property type

Detached house

Total floor area

149 square metres

Rules on letting this property

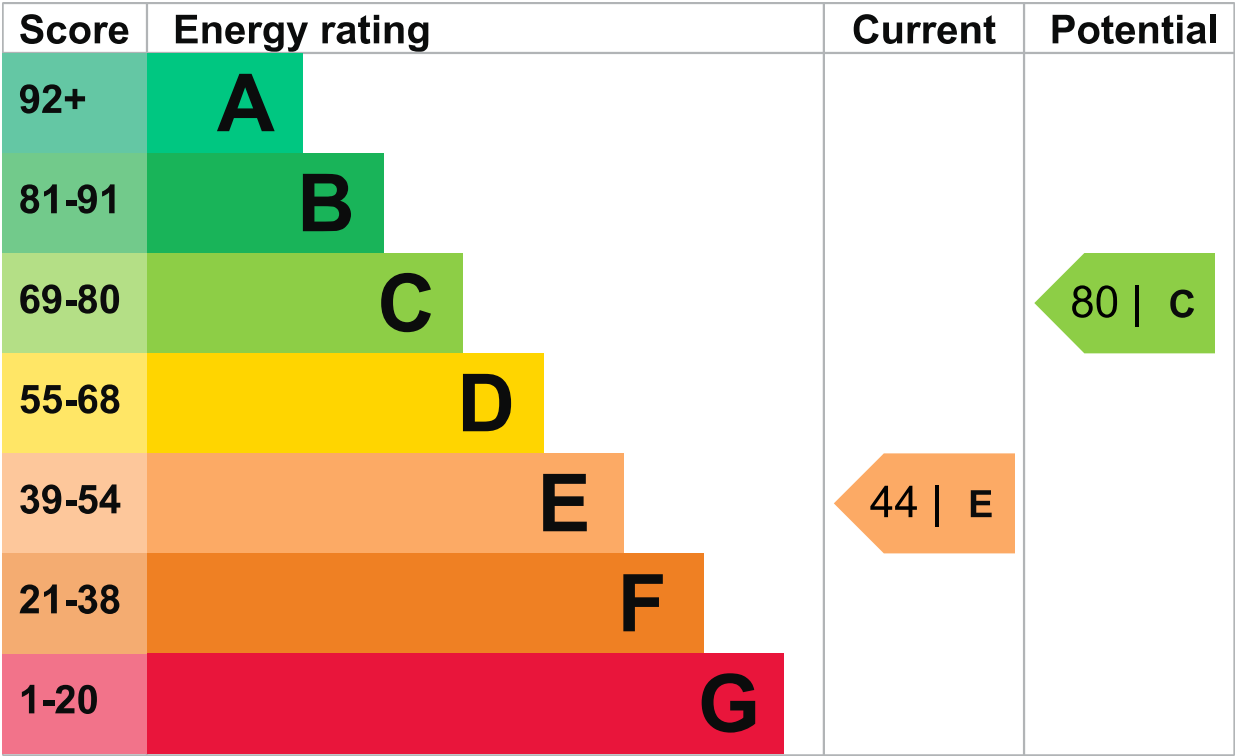
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

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

[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 | Cavity wall, as built, no insulation (assumed) | Poor |
| Roof | Pitched, no insulation (assumed) | Very poor |
| Roof | Roof room(s), no insulation (assumed) | Very poor |

| Feature | Description | Rating |
|----------------------|---|---------|
| Window | Fully double glazed | Average |
| Main heating | Boiler and radiators, mains gas | Good |
| Main heating control | Programmer and room thermostat | Average |
| Hot water | From main system | Good |
| Lighting | Low energy lighting in 55% 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 350 kilowatt hours per square metre (kWh/m²).

► [What is primary energy use?](#)

Additional information

Additional information about this property:

- Cavity fill is recommended

Environmental impact of this property

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

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

9.2 tonnes of CO₂

This property's potential production

2.9 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 6.3 tonnes per year. This will help to protect the environment.

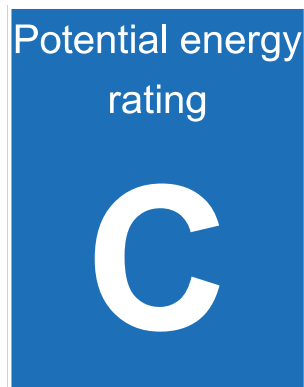
Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

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 (44) to C (80).

► [Do I need to follow these steps in order?](#)



Step 1: Flat roof or sloping ceiling insulation

Flat roof or sloping ceiling insulation

Typical installation cost

£850 - £1,500

Typical yearly saving

£42

Potential rating after completing step 1

45 | E

Step 2: Room-in-roof insulation

Room-in-roof insulation

Typical installation cost

£1,500 - £2,700

Typical yearly saving

£412

Potential rating after completing steps 1 and 2

59 | D

Step 3: Cavity wall insulation

Cavity wall insulation

Typical installation cost

£500 - £1,500

Typical yearly saving

£114

Potential rating after completing steps 1 to 3

63 | D

Step 4: Floor insulation (solid floor)

Floor insulation (solid floor)

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£76

Potential rating after completing steps 1 to 4

65 | D

Step 5: Low energy lighting

Low energy lighting

Typical installation cost

£95

Typical yearly saving

£40

Potential rating after completing steps 1 to 5

66 | D

Step 6: Heating controls (thermostatic radiator valves)

Heating controls (TRVs)

Typical installation cost

£350 - £450

Typical yearly saving

£47

Potential rating after completing steps 1 to 6

67 | D

Step 7: Replace boiler with new condensing boiler

Condensing boiler

Typical installation cost

£2,200 - £3,000

Typical yearly saving

£144

Potential rating after completing steps 1 to 7

72 | C

Step 8: Solar water heating

Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£39

Potential rating after completing steps 1 to 8

73 | C

Step 9: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£358

Potential rating after completing steps 1 to 9

80 | C

Paying for energy improvements

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

Estimated energy use and potential savings

Estimated yearly energy cost for this property

£1741

Potential saving

£915

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.

The potential saving shows how much money you could save if you [complete each recommended step in order](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice \(https://www.simpleenergyadvice.org.uk/\)](https://www.simpleenergyadvice.org.uk/).

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 | 26861 kWh per year |
|---------------|--------------------|

| | |
|---------------|-------------------|
| Water heating | 2880 kWh per year |
|---------------|-------------------|

Potential energy savings by installing insulation

| Type of insulation | Amount of energy saved |
|--------------------|------------------------|
|--------------------|------------------------|

| | |
|-----------------|-------------------|
| Loft insulation | 2213 kWh per year |
|-----------------|-------------------|

| | |
|------------------------|-------------------|
| Cavity wall insulation | 1871 kWh per year |
|------------------------|-------------------|

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

Martin Colborne

Telephone

07957 959225

Email

martin@colborne.org

Accreditation scheme contact details

Accreditation scheme

Elmhurst Energy Systems Ltd

Assessor ID

EES/006105

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration

No related party

Date of assessment

21 June 2022

Date of certificate

21 June 2022

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 dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748.

Certificate number

[9995-2832-6126-9709-8965 \(/energy-certificate/9995-2832-6126-9709-8965\)](#)

Expired on

1 December 2021
