

Energy performance certificate (EPC)

! This certificate has expired.

24, Ariel Close GRAVESEND DA12 4ND	Energy rating	This certificate expired on:	21 August 2018
	D	Certificate number:	2898-8057-6288-5408-1020

Total floor area 92 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		76 C
55-68	D	59 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	Wall	Poor
Roof	Roof	Average
Window	Window	Average
Main heating	Main-Heating	Good
Main heating control	Main-Heating-Controls	Poor
Hot water	Hot-Water	Good
Lighting	Lighting	Average
Floor	Floor	N/A
Secondary heating	Secondary-Heating	N/A

Primary energy use

The primary energy use for this property per year is 23980 kilowatt hours per square metre (kWh/m²).

▶ [About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£693.75 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 £243.97 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2008** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

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 (CO₂) they produce each year.

Carbon emissions

An average household produces	6 tonnes of CO ₂
This property produces	4854.7 tonnes of CO ₂
This property's potential production	2846.9 tonnes of CO ₂

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

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

Step 1: Increase loft insulation to 250mm

Typical installation cost Information unavailable

Typical yearly saving £16

Potential rating after completing step 1 **60 D**

Step 2: Cavity wall insulation

Typical installation cost Information unavailable

Typical yearly saving £126

Potential rating after completing steps 1 and 2 **68 D**

Step 3: Low energy lighting for all fixed outlets

Typical installation cost Information unavailable

Typical yearly saving £23

Potential rating after completing steps 1 to 3 **70 C**

Step 4: Upgrade heating controls

Typical installation cost Information unavailable

Typical yearly saving £21

Potential rating after completing steps 1 to 4 **71 C**

Step 5: Replace boiler with Band A condensing boiler

Typical installation cost Information unavailable

Typical yearly saving £75

Potential rating after completing steps 1 to 5 **76 C**

Step 6: Solar photovoltaics panels, 25% of roof area

Typical installation cost Information unavailable

Typical yearly saving £46

Help paying for energy improvements

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

More ways to save energy

[Find ways to save energy in your home](#)

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	Sam Schroeder
Telephone	01908 442105
Email	info@sava.org.uk

Contacting the accreditation scheme

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

Accreditation scheme	NHER
Assessor's ID	NHER002102
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No assessor's declaration provided
Date of assessment	21 August 2008
Date of certificate	22 August 2008
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 duhc.digital-services@levellingup.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 \(https://forms.office.com/e/hUnC3Xq1T4\)](https://forms.office.com/e/hUnC3Xq1T4) [Service performance \(/service-performance\)](#)

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