

Energy performance certificate (EPC)

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10a Guildhall Street FOLKESTONE CT20 1DZ	Energy rating D
Valid until 31 March 2032	Certificate number 0602-6127-0050-0570-1272

Property type	Top-floor maisonette
Total floor area	105 square metres

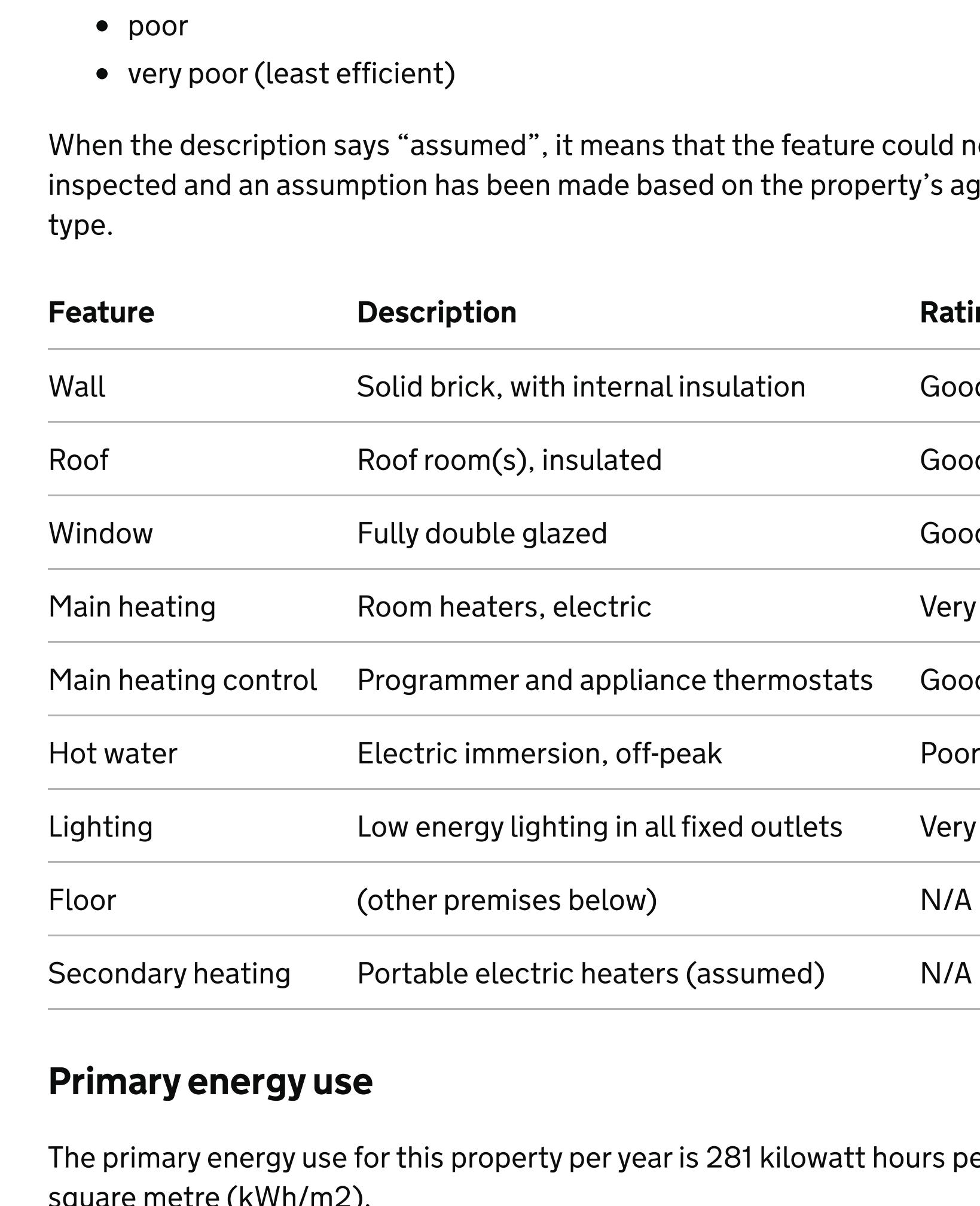
Rules on letting this property

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Energy efficiency rating for this property

This property's current energy rating is D. 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	Solid brick, with internal insulation	Good
Roof	Roof room(s), insulated	Good
Window	Fully double glazed	Good
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	Electric immersion, off-peak	Poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	(other premises below)	N/A
Secondary heating	Portable electric heaters (assumed)	N/A

Primary energy use

The primary energy use for this property per year is 281 kilowatt hours per square metre (kWh/m²).

► [What is primary energy use?](#)

Environmental impact of this property

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

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 CO ₂
This property produces	5.0 tonnes of CO ₂
This property's potential production	5.2 tonnes of CO ₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 0.2 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.

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from D (56) to C (71).

► [What is an energy rating?](#)

Potential energy rating
C

Recommendation 1: High heat retention storage heaters

High heat retention storage heaters

Typical installation cost £1,600 - £2,400

Typical yearly saving £424

Potential rating after carrying out recommendation 1
71 | C

Paying for energy improvements

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

Estimated energy use and potential savings

Estimated yearly energy cost for this property £1502

Potential saving £424

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.

To improve this property's energy rating, you could make all of the recommendations in [How to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice](#).

Heating use in this property

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

Estimated energy used to heat this property

Space heating 7079 kWh per year

Water heating 2036 kWh per year

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

Assessment details

Assessor's declaration No related party

Date of assessment 30 March 2022

Date of certificate 1 April 2022

Type of assessment [RdSAP](#)

Potential energy rating
C

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 [020 3829 0748](#) or [digital-services@levellingup.gov.uk](#)

There are no related certificates for this property.

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 Samantha Bradley

Telephone 07979 802022

Email sam@premier-epc.co.uk

Accreditation scheme contact details

Accreditation scheme Stroma Certification Ltd

Assessor ID STR0034902

Telephone 0330 124 9660

Email certification@stroma.com

Assessment details

Assessor's declaration No related party

Date of assessment 30 March 2022

Date of certificate 1 April 2022

Type of assessment [RdSAP](#)

Potential energy rating
C

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