

Energy performance certificate (EPC)

2 Kiln Close Hermitage THATCHAM RG18 9TQ	Energy rating B	Valid until:	30 September 2036
		Certificate number:	1536-8020-9609-0119-7206

Property type	Detached house
Total floor area	164 square metres

Rules on letting this property

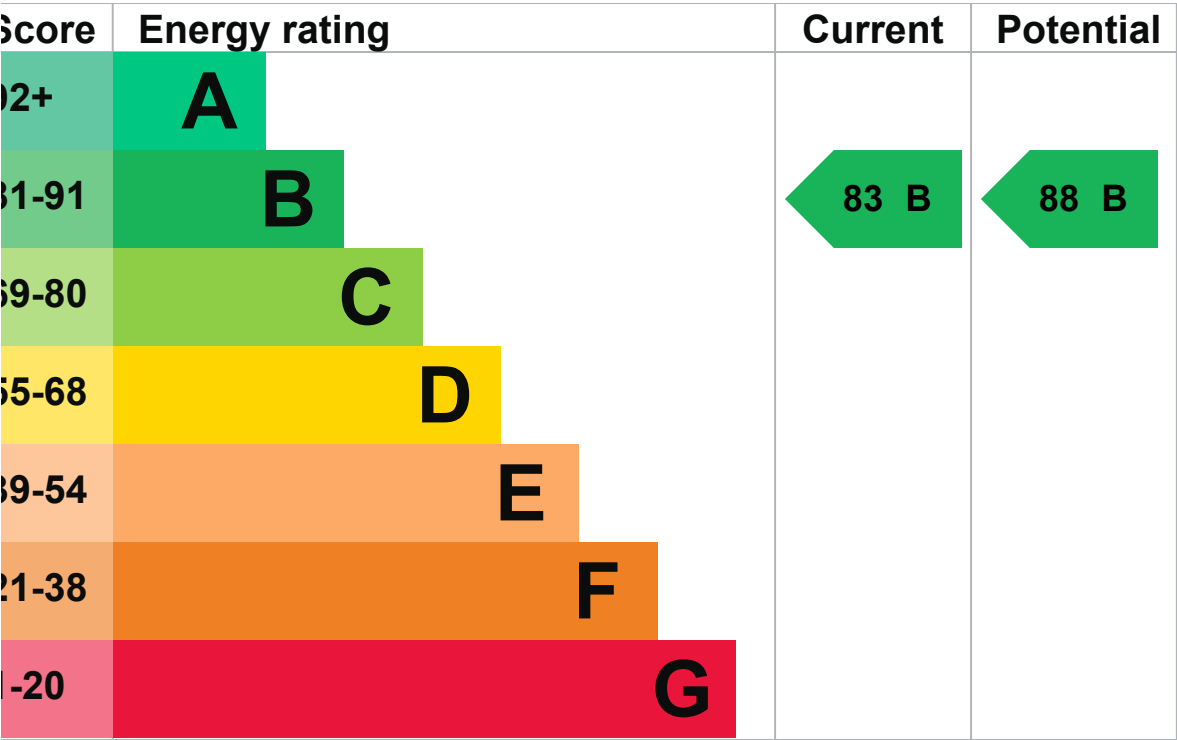
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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 B. It has the potential to be A.

[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
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 350 mm loft insulation	Very good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, room thermostat and TRVs	Good

Feature	Description	Rating
Hot water	From main system, plus solar	Good
Lighting	Excellent lighting efficiency	Very good
Roof	Solid, no insulation (assumed)	N/A
Walls	To unheated space, no insulation (assumed)	N/A
Window tightness	(not tested)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	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:

- Solar water heating
- Solar photovoltaics

Primary energy use

The primary energy use for this property per year is 135 kilowatt hours per square metre (kWh/m²).

[About primary energy use](#)

Additional information

Additional information about this property:

- PVs or wind turbine present on the property (England, Wales or Scotland)
The assessment does not include any feed-in tariffs that may be applicable to this property.

Smart meters

This property had a **smart meter for electricity** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out about using your smart meter \(https://www.smartenergygb.org/using-your-smart-meter\)](https://www.smartenergygb.org/using-your-smart-meter)

How this affects your energy bills

An average household would need to spend **£1,779 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

u could **save £202 per year** if you complete the suggested steps for improving this property’s energy rating.

is is **based on average costs in 2026** when this EPC was created. People living at the property may use different amounts of
ergy for heating, hot water and lighting.

heating this property

- timated energy needed in this property is:
- 16,244 kWh per year for heating
 - 2,624 kWh per year for hot water

mpact on the environment

is property’s environmental impact rating is D. It has the potential to be D.

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

arbon emissions

n average household produces	6 tonnes of CC
his property produces	5.3 tonnes of CC
his property’s potential production	4.6 tonnes of CC

u could improve this property’s CO2 emissions by making the suggested changes. This will help to protect the environment.

ese ratings are based on assumptions about average occupancy and energy use. People living at the property may use differen
ounts of energy.

Steps you could take to save energy

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

Step 1: Floor insulation (suspended floor)

Typical installation cost	£5,000 - £10,000
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Typical yearly saving	£600
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Potential rating after completing step 1	 85 B
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Step 2: Floor insulation (solid floor)

Typical installation cost	£5,000 - £10,000
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Typical yearly saving	£1300
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Potential rating after completing steps 1 and 2	 88 B
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Advice on making energy saving improvements

[Get detailed recommendations and cost estimates](#)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

Heat pumps and biomass boilers: [Boiler Upgrade Scheme](#)

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	Thomas Dixon
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Telephone	07879 880778
Email	tom.dixon@dockgreen.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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/026253
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	1 October 2026
Date of certificate	1 October 2026
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 ecldg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number	7898-6917-6290-8894-2900 (/energy-certificate/7898-6917-6290-8894-2900)
Expired on	2 November 2024
Certificate number	0680-2898-6169-9227-1711 (/energy-certificate/0680-2898-6169-9227-1711)
Expired on	27 June 2023

ertificate number

[0680-2897-6189-9299-4721 \(/energy-certificate/0680-2897-6189-9299-4721\)](/energy-certificate/0680-2897-6189-9299-4721)

xpired on

12 August 2021



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[Service performance \(/service-performance\)](/service-performance)

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