

OVERVIEW REPORT



Dwelling Address	Flat 1, 93 Cedar House, Seabrook Road, Hythe, CT21 5QP
Report Date	28/06/2024
Property Type	Ground-floor flat
Floor Area	107 m ²

This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations. It is to be used solely to allow an energy assessor to sense check the assessment details prior to lodgement.

Energy Rating

The current energy rating of this property is [C/79] and its potential is [C/80]

Breakdown of property's energy performance

Feature	Description	Energy Performance
Walls	Cavity wall, as built, insulated (assumed)	Good
	Timber frame, as built, insulated (assumed)	Good
Roof	(another dwelling above)	
Floor	Solid, limited insulation (assumed)	
Windows	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating controls	Programmer, room thermostat and TRVs	Good
Secondary heating	None	
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very Good
Air tightness	(not tested)	

Primary Energy use

The primary energy use for this property per year is 121 kilowatt hour (kWh) per square metre

Estimated CO₂ emissions of the dwelling

The estimated CO₂ emissions for this dwellings is: **2.3** Tonnes per year

With the recommended measures the potential CO₂ emissions could be: **2.1** Tonnes per year

Recommendations

Recommended measure	Typical Yearly Saving	Potential Rating after measure installed	Cumulative savings (per year)	Cumulative Potential Rating
Floor insulation (solid floor)	£53	1	£53	C 80

Estimated energy use and potential savings

Estimated energy cost for the property over a year **£943**

Over a year you could save **£53**

Space heating requirement is **6367 kWh**

Water heating requirement is **1964 kWh**

OVERVIEW REPORT



Dwelling Address	Flat 2, 93 Cedar House, Seabrook Road, Hythe, CT21 5QP
Report Date	28/06/2024
Property Type	Top-floor flat
Floor Area	107 m ²

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Energy Rating

The current energy rating of this property is [B/81] and its potential is [B/81]

Breakdown of property's energy performance

Feature	Description	Energy Performance
Walls	Cavity wall, as built, insulated (assumed)	Good
	Timber frame, as built, insulated (assumed)	Good
Roof	Pitched, 300 mm loft insulation	Very Good
Floor	(another dwelling below)	
Windows	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating controls	Programmer, room thermostat and TRVs	Good
Secondary heating	None	
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very Good
Air tightness	(not tested)	

Primary Energy use

The primary energy use for this property per year is 107 kilowatt hour (kWh) per square metre

Estimated CO₂ emissions of the dwelling

The estimated CO₂ emissions for this dwellings is: **2.0** Tonnes per year

With the recommended measures the potential CO₂ emissions could be: **2.0** Tonnes per year

Recommendations

Recommended measure	Typical Yearly Saving	Potential Rating after measure installed	Cumulative savings (per year)	Cumulative Potential Rating
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Estimated energy use and potential savings

Estimated energy cost for the property over a year **£863**

Over a year you could save **£0**

Space heating requirement is **5061 kWh**

Water heating requirement is **1964 kWh**

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Dwelling Address	Flat 3, 93 Cedar House, Seabrook Road, Hythe, CT21 5QP
Report Date	28/06/2024
Property Type	Ground-floor flat
Floor Area	64 m ²

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Energy Rating

The current energy rating of this property is [B/81] and its potential is [B/81]

Breakdown of property's energy performance

Feature	Description	Energy Performance
Walls	Cavity wall, with internal insulation	Good
Roof	(another dwelling above)	
Floor	Solid, insulated	
Windows	High performance glazing	Very Good
Main heating	Boiler and radiators, mains gas	Good
Main heating controls	Programmer, room thermostat and TRVs	Good
Secondary heating	None	
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very Good
Air tightness	(not tested)	

Primary Energy use

The primary energy use for this property per year is 113 kilowatt hour (kWh) per square metre

Estimated CO₂ emissions of the dwelling

The estimated CO₂ emissions for this dwellings is: **1.3** Tonnes per year

With the recommended measures the potential CO₂ emissions could be: **1.3** Tonnes per year

Recommendations

Recommended measure	Typical Yearly Saving	Potential Rating after measure installed	Cumulative savings (per year)	Cumulative Potential Rating
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Estimated energy use and potential savings

Estimated energy cost for the property over a year **£582**

Over a year you could save **£0**

Space heating requirement is **2810 kWh**

Water heating requirement is **1685 kWh**

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Dwelling Address	Flat 4, 93 Cedar House , Seabrook Road, Hythe, CT21 5QP
Report Date	28/06/2024
Property Type	Ground-floor flat
Floor Area	145 m ²

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Energy Rating

The current energy rating of this property is [B/81] and its potential is [B/81]

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Breakdown of property's energy performance

Feature	Description	Energy Performance
Walls	Cavity wall, filled cavity and internal insulation	Good
	Cavity wall, with internal insulation	Good
Roof	(another dwelling above)	
	Flat, insulated	Good
Floor	Solid, insulated	
Windows	High performance glazing	Very Good
Main heating	Boiler and radiators, mains gas	Good
Main heating controls	Programmer, room thermostat and TRVs	Good
Secondary heating	None	
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very Good
Air tightness	(not tested)	

Primary Energy use

The primary energy use for this property per year is 108 kilowatt hour (kWh) per square metre

Estimated CO₂ emissions of the dwelling

The estimated CO₂ emissions for this dwellings is: **2.8** Tonnes per year

With the recommended measures the potential CO₂ emissions could be: **2.8** Tonnes per year

Recommendations

Recommended measure	Typical Yearly Saving	Potential Rating after measure installed	Cumulative savings (per year)	Cumulative Potential Rating
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Estimated energy use and potential savings

Estimated energy cost for the property over a year **£1126**

Over a year you could save **£0**

Space heating requirement is **7948 kWh**

Water heating requirement is **2015 kWh**

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Dwelling Address	Flat 5, 93 Cedar House, Seabrook Road, Hythe, CT21 5QP
Report Date	28/06/2024
Property Type	Mid-floor flat
Floor Area	65 m ²

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Energy Rating

The current energy rating of this property is [B/83] and its potential is [B/83]

Breakdown of property's energy performance

Feature	Description	Energy Performance
Walls	Cavity wall, with internal insulation	Good
Roof	(another dwelling above)	
Floor	(another dwelling below)	
Windows	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating controls	Programmer, room thermostat and TRVs	Good
Secondary heating	None	
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very Good
Air tightness	(not tested)	

Primary Energy use

The primary energy use for this property per year is 95 kilowatt hour (kWh) per square metre

Estimated CO₂ emissions of the dwelling

The estimated CO₂ emissions for this dwellings is: **1.1** Tonnes per year

With the recommended measures the potential CO₂ emissions could be: **1.1** Tonnes per year

Recommendations

Recommended measure	Typical Yearly Saving	Potential Rating after measure installed	Cumulative savings (per year)	Cumulative Potential Rating
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Estimated energy use and potential savings

Estimated energy cost for the property over a year **£526**

Over a year you could save **£0**

Space heating requirement is **1764 kWh**

Water heating requirement is **1696 kWh**

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Dwelling Address	Flat 6, 93 Cedar House , Seabrook Road , KHythe , CT21 5QP
Report Date	27/06/2024
Property Type	Mid-floor flat
Floor Area	120 m ²

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Energy Rating

The current energy rating of this property is [B/83] and its potential is [B/83]

Breakdown of property's energy performance

Feature	Description	Energy Performance
Walls	Cavity wall, with internal insulation	Good
Roof	(another dwelling above)	
Floor	(another dwelling below)	
Windows	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating controls	Programmer, room thermostat and TRVs	Good
Secondary heating	None	
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very Good
Air tightness	(not tested)	

Primary Energy use

The primary energy use for this property per year is 89 kilowatt hour (kWh) per square metre

Estimated CO₂ emissions of the dwelling

The estimated CO₂ emissions for this dwellings is: **1.9** Tonnes per year

With the recommended measures the potential CO₂ emissions could be: **1.9** Tonnes per year

Recommendations

Recommended measure	Typical Yearly Saving	Potential Rating after measure installed	Cumulative savings (per year)	Cumulative Potential Rating
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Estimated energy use and potential savings

Estimated energy cost for the property over a year **£815**

Over a year you could save **£0**

Space heating requirement is **4365 kWh**

Water heating requirement is **1990 kWh**

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Dwelling Address	Flat 7, 93 Seabrook Road, Hythe, CT21 5QP
Report Date	27/06/2024
Property Type	Top-floor flat
Floor Area	122 m ²

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Energy Rating

The current energy rating of this property is [C/80] and its potential is [C/80]

Breakdown of property's energy performance

Feature	Description	Energy Performance
Walls	Timber frame, with additional insulation	Good
	Cavity wall, filled cavity	Good
Roof	Pitched, 300 mm loft insulation	Very Good
Floor	(another dwelling below)	
Windows	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating controls	Programmer, room thermostat and TRVs	Good
Secondary heating	None	
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very Good
Air tightness	(not tested)	

Primary Energy use

The primary energy use for this property per year is 114 kilowatt hour (kWh) per square metre

Estimated CO₂ emissions of the dwelling

The estimated CO₂ emissions for this dwellings is: **2.4** Tonnes per year

With the recommended measures the potential CO₂ emissions could be: **2.4** Tonnes per year

Recommendations

Recommended measure	Typical Yearly Saving	Potential Rating after measure installed	Cumulative savings (per year)	Cumulative Potential Rating
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Estimated energy use and potential savings

Estimated energy cost for the property over a year **£1014**

Over a year you could save **£0**

Space heating requirement is **6788 kWh**

Water heating requirement is **1993 kWh**