| Energy performance certificate (EPC) | | | |
|--|---------------|---|--|
| 23 Edward Street Rusthall TUNBRIDGE WELLS TN4 8RP | Energy rating | Valid until: 14 August 2032 Certificate number: 7132-3328-3100-0225-9296 | |
| Property type | | Mid-terrace house | |
| Total floor area | | 83 square metres | |

Rules on letting this property

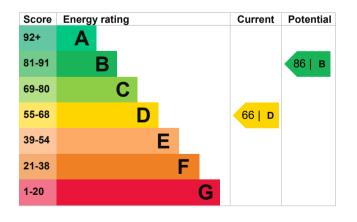
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (<u>https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</u>).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

<u>See how to improve this property's energy</u> 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 |
| Wall | Cavity wall, as built, insulated (assumed) | Good |
| Roof | Pitched, 100 mm loft insulation | Average |
| Roof | Flat, insulated (assumed) | Average |
| Roof | Roof room(s), no insulation (assumed) | Very poor |
| 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 all fixed outlets | Very good |
| Floor | Suspended, no insulation (assumed) | N/A |
| 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 249 kilowatt hours per square metre (kWh/m2).

| Environmental impact property | t of this | This property produces | 3.6 tonnes of CO2 |
|--|-----------------|---|-------------------|
| This property's current environmental impact rating is D. It has the potential to be B. | | This property's potential production | 1.3 tonnes of CO2 |
| Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce. | | By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 2.3 tonnes per year. This will help to protect the | |
| Properties with an A rating pro | duce less CO2 | environment. | |
| than G rated properties. | | Environmental impact rating assumptions about average | - |
| An average household produces | 6 tonnes of CO2 | energy use. They may not reflect how energy 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 D (66) to B (86).

| Step | Typical installation cost | Typical yearly saving |
|------------------------------|---------------------------|-----------------------|
| 1. Room-in-roof insulation | £1,500 - £2,700 | £206 |
| 2. Solar water heating | £4,000 - £6,000 | £25 |
| 3. Solar photovoltaic panels | £3,500 - £5,500 | £363 |

Paying for energy improvements

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

Estimated energy use and potential savings

| Estimated yearly energy cost for this property | £762 |
|---|------|
| Potential saving | £231 |

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 <u>complete each</u> recommended step in order.

For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> (<u>https://www.simpleenergyadvice.org.uk/</u>).

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 | 12297 kWh per year |
| Water heating | 1804 kWh per year |
| Potential energy insulation | savings by installing |
| Type of insulation | Amount of energy saved |
| Loft insulation | 114 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 | John Matthews |
|-----------------|------------------------|
| Telephone | 0203 397 8220 |
| Email | support@propcert.co.uk |

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

Elmhurst Energy Systems Ltd

EES/004403 01455 883 250 enquiries@elmhurstenergy.co.uk

No related party 15 August 2022 15 August 2022 RdSAP