Energy performance certificate (EPC) Long Mead Tunbridge Wells Road MAYFIELD TN20 6NU Energy rating F Certificate number: 7900-1759-0322-2224-3873 Detached house Total floor area 160 square metres

Rules on letting this property



You may not be able to let this property

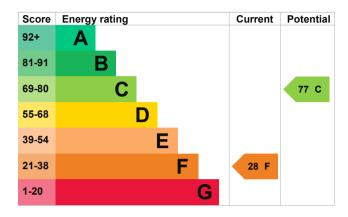
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read <u>guidance for landlords on the regulations and exemptions</u> (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be let if they have an energy rating from A to E. The <u>recommendations section</u> sets out changes you can make to improve the property's rating.

Energy rating and score

This property's current energy rating is F. It has the potential to be C.

<u>See how to improve this property's energy</u> 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	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Pitched, insulated (assumed)	Average
Window	Single glazed	Very poor
Main heating	Boiler and radiators, oil	Poor
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Poor
Lighting	Low energy lighting in 50% of fixed outlets	Good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, limited insulation (assumed)	N/A
Secondary heating	None	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 photovoltaics

Primary energy use

The primary energy use for this property per year is 306 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £4,388 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 £2,432 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 33,393 kWh per year for heating
- 2,997 kWh per year for hot water

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

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

Carbon emissions

An average household produces

6 tonnes of CO2

This property produces	14.0 tonnes of CO2		
This property's potential production	4.7 tonnes of CO2		

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

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£894
2. Floor insulation (suspended floor)	£800 - £1,200	£194
3. Draught proofing	£80 - £120	£63
4. Low energy lighting	£50	£84
5. Heating controls (TRVs)	£350 - £450	£155

Step	Typical installation cost	Typical yearly saving
6. Condensing boiler	£2,200 - £3,000	£806
7. Solar water heating	£4,000 - £6,000	£71
8. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£165

Help paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. 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 by visiting www.gov.uk/improve-energy-efficiency.

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 Stephanie Challis Telephone 01189770690

Email <u>epc@nichecom.co.uk</u>

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/024473
Telephone 01455 883 250

Email <u>enquiries@elmhurstenergy.co.uk</u>

About this assessment

Assessor's declaration No related party
Date of assessment 25 August 2023
Date of certificate 29 August 2023

Type of assessment RdSAP