# **Energy performance certificate (EPC)**

15 St. Andrews Close Paddock Wood TONBRIDGE TN12 6JF Energy rating

Valid until: 29 May 2033

Certificate number: 7509-3027-4205-1707-2200

Property type End-terrace house

Total floor area 49 square metres

## Rules on letting this property

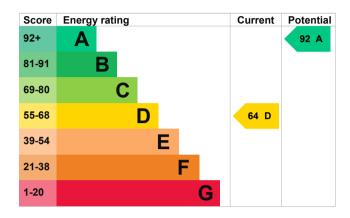
Properties can be let if they have an energy rating from A to E.

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

### **Energy rating and score**

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

<u>See how to improve this property's energy efficiency.</u>



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	Timber frame, as built, insulated (assumed)	Good
Roof	Pitched, 100 mm loft insulation	Average
Window	Fully double glazed	Average
Main heating	Electric storage heaters	Average
Main heating control	Automatic charge control	Average
Hot water	Electric immersion, off-peak	Average
Lighting	Low energy lighting in 75% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

#### Primary energy use

The primary energy use for this property per year is 455 kilowatt hours per square metre (kWh/m2).

## How this affects your energy bills

An average household would need to spend £1,241 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 £471 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 heating, hot water and lighting.

#### **Heating this property**

Estimated energy needed in this property is:

- 5,145 kWh per year for heating
- 1,792 kWh per year for hot water

#### Saving energy by installing insulation

Energy you could save:

• 319 kWh per year from loft insulation

#### More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

Environmental impact of this property		This property produces	3.7 tonnes of CO2
This property's current environmental impact rating is E. It has the potential to be C.		This property's potential production	1.3 tonnes of CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
Carbon emissions		These ratings are based or	•
An average household produces	6 tonnes of CO2	average occupancy and energy use. People living at the property may use different amounts of energy.	
produces		of energy.	

## Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£54

Step	Typical installation cost	Typical yearly saving
2. Floor insulation (solid floor)	£4,000 - £6,000	£120
3. High heat retention storage heaters	£1,200 - £1,800	£159
4. Solar water heating	£4,000 - £6,000	£100
5. High performance external doors	£1,000	£38
6. Solar photovoltaic panels	£3,500 - £5,500	£730

#### 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.

#### 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 Sean Goodman
Telephone 07895079977
Email hsurveys1@aol.com

#### 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/007197
Telephone 01455 883 250

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

#### About this assessment

Assessor's declaration

Date of assessment

Date of certificate

Type of assessment

No related party
30 May 2023
30 May 2023

RdSAP