

# Energy performance certificate (EPC)

15 St. Andrews Close  
Paddock Wood  
TONBRIDGE  
TN12 6JF

Energy rating

D

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 [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 current energy rating is D. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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.

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### 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](https://www.gov.uk/improve-energy-efficiency).

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### Environmental impact of this property

This property produces	3.7 tonnes of CO2
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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
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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

An average household produces	6 tonnes of CO2
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These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

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## 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 [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

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## 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	<a href="mailto:hsurveys1@aol.com">hsurveys1@aol.com</a>

### 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	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Assessor's declaration	No related party
Date of assessment	30 May 2023
Date of certificate	30 May 2023
Type of assessment	<a href="#">RdSAP</a>

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