

Energy performance certificate (EPC)

11 Orchard Crescent
Horsmonden
TONBRIDGE
TN12 8LG

Energy rating

E

Valid until: 1 November 2032

Certificate number: 2092-2211-1149-7589-0525

Property type

Ground-floor flat

Total floor area

46 square metres

Rules on letting this property

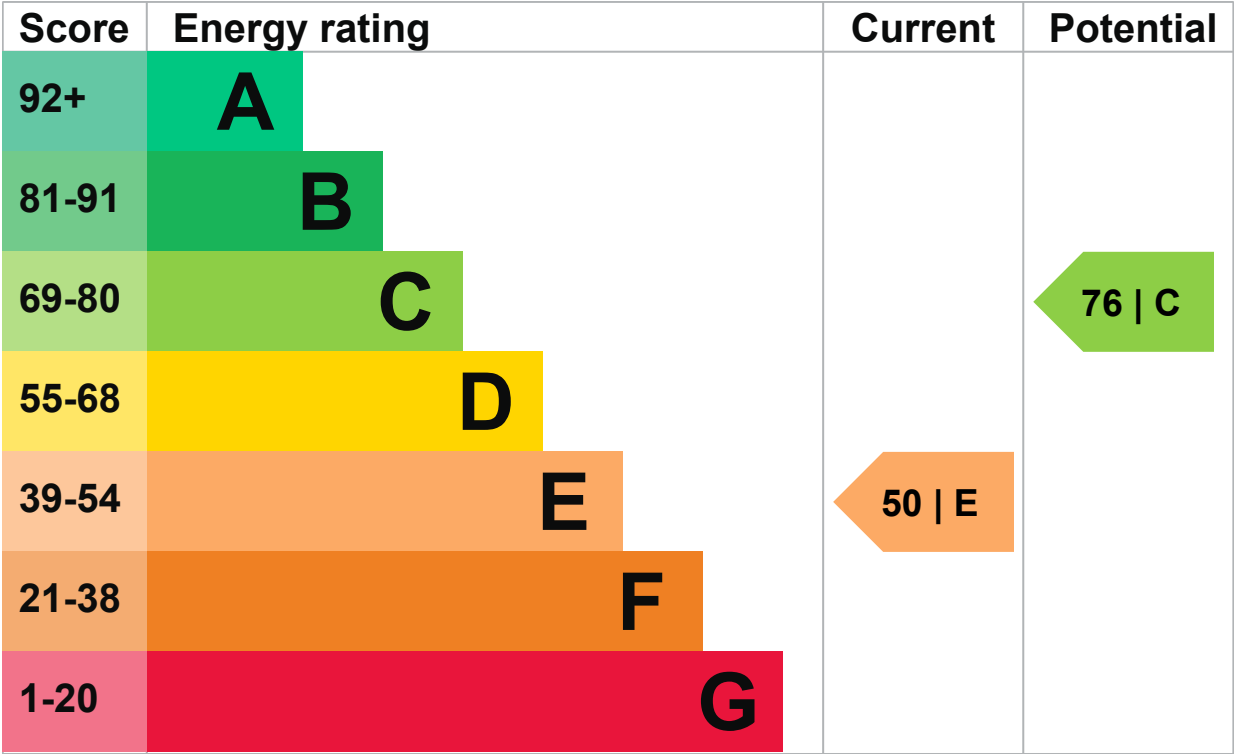
Properties can be let if they have an energy rating from A to E.

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 efficiency rating for this property

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

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



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

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	Cavity wall, filled cavity	Average
Window	Fully double glazed	Average
Main heating	Electric storage heaters	Average

Feature	Description	Rating
Main heating control	Controls for high heat retention storage heaters	Good
Hot water	Electric immersion, off-peak	Very poor
Lighting	Low energy lighting in 40% of fixed outlets	Average
Roof	(another dwelling above)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Portable electric heaters (assumed)	N/A

Primary energy use

The primary energy use for this property per year is 538 kilowatt hours per square metre (kWh/m2).

► [What is primary energy use?](#)

Environmental impact of this property

This property’s current environmental impact rating is E. 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.

An average household produces

6 tonnes of CO2

This property produces

4.2 tonnes of CO2

This property’s potential production

2.6 tonnes of CO2

You could improve this property’s CO2 emissions by making the suggested changes. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

Improve this property's energy rating

► [Do I need to follow these steps in order?](#)

Step 1: Party wall insulation

Typical installation cost

£300 - £600

Typical yearly saving

£29

Potential rating after completing step 1

51 | E

Step 2: Floor insulation (solid floor)

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£130

Potential rating after completing steps 1 and 2

57 | D

Step 3: Hot water cylinder insulation

Increase hot water cylinder insulation

Typical installation cost

£15 - £30

Typical yearly saving

£174

Potential rating after completing steps 1 to 3

Step 4: Low energy lighting

Typical installation cost

£15

Typical yearly saving

£21

Potential rating after completing steps 1 to 4

64 | D

Step 5: High heat retention storage heaters

Typical installation cost

£800 - £1,200

Typical yearly saving

£203

Potential rating after completing steps 1 to 5

74 | C

Step 6: Replacement glazing units

Typical installation cost

£1,000 - £1,400

Typical yearly saving

£55

Potential rating after completing steps 1 to 6

76 | C

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.

Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property

£1187

Potential saving if you complete every step in order

£613

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.

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
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Space heating	4681 kWh per year
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Water heating	3071 kWh per year
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Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

Saving energy in this property

[Find ways to save energy in your home.](#)

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

Andrew Slade

Telephone

07918699052

Email

andrew-slade@btconnect.com

Accreditation scheme contact details

Accreditation scheme

ECMK

Assessor ID

ECMK300989

Telephone

0333 123 1418

Email

info@ecmk.co.uk

Assessment details

Assessor's declaration

No related party

Date of assessment

24 October 2022

Date of certificate

2 November 2022

Type of assessment

▶ [RdSAP](#)

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number

[0096-2853-6724-9602-5561 \(/energy-certificate/0096-2853-6724-9602-5561\)](/energy-certificate/0096-2853-6724-9602-5561)

Expired on

18 February 2022
