Energy performance certificate (EPC)			
28, The Shires Paddock Wood TONBRIDGE	Energy rating	Valid until:	25 July 2028
TONBRIDGE TN12 6YD	C	Certificate number:	8401-2455-1929-6627-5383
Property type	Ν	lid-terrace house	
Total floor area	5	3 square metres	

Rules on letting this property

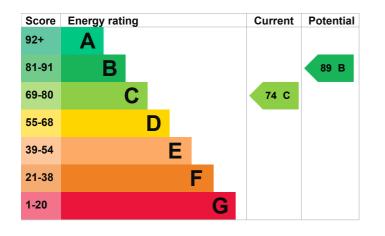
Properties can be let if they have an energy rating from A to E.

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).

Energy rating and score

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

See how to improve this property's energy 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	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 200 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
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 187 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£430 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 £29 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2018** 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:

- 4,270 kWh per year for heating
- 1,741 kWh per year for hot water

Impact on the environment

Impact on the environment		1.7 tonnes of CO2
npact rating is C. It	This property's potential production	0.6 tonnes of CO2
		, , , , , , , , , , , , , , , , , , ,
Carbon emissions		These ratings are based on assumptions about average occupancy and energy use. People living at
6 tonnes of CO2	the property may use different amounts of energ	
	npact rating is C. It best) to G (worst) on) they produce each	In pact rating is C. ItThis property's potential productionDest) to G (worst) on) they produce eachYou could improve this proper making the suggested chang protect the environment.These ratings are based on a average occupancy and ener the property may use different

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Solar water heating	£4,000 - £6,000	£29
2. Solar photovoltaic panels	£5,000 - £8,000	£313

Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

• Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)

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	Claire Osborne	
Telephone	07752098903	
Email	claire@zomemedia.co.uk	

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STR0007226
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Assessor's declaration	No related party
Date of assessment	25 July 2018
Date of certificate	26 July 2018
Type of assessment	RdSAP