# **Energy performance certificate** (EPC)

Flat 3 44 York Road TUNBRIDGE WELLS TN1 1JY

Energy rating

C

Valid until: 5 November 2028

Certificate number:

0868-9949-6229-5048-9924

roperty type

Mid-floor flat

otal floor area

49 square metres

## iles on letting this property

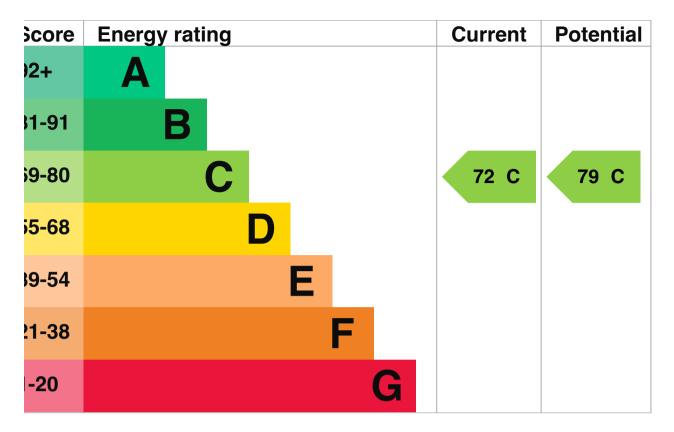
operties can be let if they have an energy rating from A to E.

u 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-perty-minimum-energy-efficiency-standard-landlord-guidance</u>).

## nergy rating and score

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

e how to improve this property's energy efficiency.



e graph shows this property's current and potential energy rating.

operties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills a ely to be.

r properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

#### eakdown of property's energy performance

# eatures in this property

atures get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well atures work or their condition.

sumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

ature	Description	Rating
الد	Solid brick, as built, no insulation (assumed)	Poor
of	Pitched, 75 mm loft insulation	Average
ndow	Fully double glazed	Good

in heating	Boiler and radiators, mains gas	Good
in heating control	TRVs and bypass	Average
t water	From main system	Good
ıhting	No low energy lighting	Very poor
of	(another dwelling above)	N/A
or	(another dwelling below)	N/A
condary heating	None	N/A

# rimary energy use

e primary energy use for this property per year is 216 kilowatt hours per square metre (kWh/m2).

## About primary energy use

#### ow this affects your energy bills

average household would need to spend £475 per year on heating, hot water and lighting in this property. These costs ually make up the majority of your energy bills.

u could save £145 per year if you complete the suggested steps for improving this property's energy rating.

is is **based on average costs in 2018** when this EPC was created. People living at the property may use different amounts ergy for heating, hot water and lighting.

# eating this property

timated energy needed in this property is:

- 4,501 kWh per year for heating
- 1,515 kWh per year for hot water

#### pact on the environment

is property's current environmental impact rating is C. It has the potential to be B.

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

## arbon emissions

n average household produces	6 tonnes of CC
his property produces	1.9 tonnes of CC
his property's potential production	1.2 tonnes of CC

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

ese ratings are based on assumptions about average occupancy and energy use. People living at the property may use ferent amounts of energy.

#### nanges you could make

## Do I need to follow these steps in order?

# tep 1: Internal or external wall insulation

pical installation cost	£4,000 - £14,00
pical yearly saving	£11
otential rating after completing step 1	78 C

# tep 2: Low energy lighting

pical installation cost	£3
pical yearly saving	£3
otential rating after completing steps and 2	79 C

# elp paying for energy improvements

u 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 u buy a more efficient, low carbon heating system for this property.

## lore ways to save energy

1d ways to save energy in your home.

ho to contact about this certificate

## ontacting the assessor

rou're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

ssessor's name	Jane Cooper
elephone	01495234300
mail	epcquery@vem.co.uk

# ontacting the accreditation scheme

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

ccreditation scheme	ECMK
ssessor's ID	ECMK302918
elephone	0333 123 1418
mail	info@ecmk.co.uk

## bout this assessment

ssessor's declaration	No related party
ate of assessment	6 November 2018
ate of certificate	6 November 2018
/pe of assessment	► <u>RdSAP</u>

## ther certificates for this property

rou are aware of previous certificates for this property and they are not listed here, please contact us at <a href="mailto:lhc.digital-services@levellingup.gov.uk">lhc.digital-services@levellingup.gov.uk</a> or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

## ertificate number

8398-6929-5429-2436-9022 (/energy-certificate/8398-6929-5429-2436-9022)

xpired on

## 28 November 2018