| Energy performance certificate (EPC) | | | | | | |
|---|------------------|--|--|--|--|--|
| Apartment 2 Birch House The Avenue TUNBRIDGE WELLS TN2 3FW | Energy rating | Valid until: 11 September 2026 Certificate number: 8116-7231-4460-5692-3992 | | | | |
| Property type | Mid-floor flat | | | | | |
| Total floor area | 45 square metres | | | | | |

Rules on letting this property

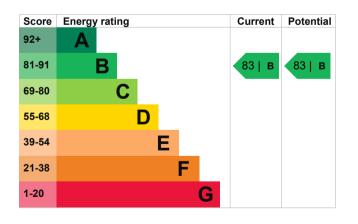
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

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

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



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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 |
|----------------------|---|-----------|
| Walls | Average thermal transmittance 0.18 W/m²K | Very good |
| Floor | Average thermal transmittance 0.11 W/m ² K | Very good |
| Windows | High performance glazing | Very good |
| Main heating | Electric storage heaters | Poor |
| Main heating control | Automatic charge control | Average |
| Hot water | Electric immersion, off-peak | Average |
| Lighting | Low energy lighting in all fixed outlets | Very good |
| Air tightness | Air permeability 2.8 m³/h.m² (as tested) | Very good |
| Roof | (other premises above) | N/A |
| Secondary heating | None | N/A |

Primary energy use

The primary energy use for this property per year is 158 kilowatt hours per square metre (kWh/m2).

| Environmental impact of this property | | This property's potential production | 1.2 tonnes of CO2 |
|--|-------------------|--|-------------------|
| One of the biggest contributors to climate change is carbon dioxide (CO2). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO2 emissions. | | By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 0.0 tonnes per year. This will help to protect the environment. | |
| An average household produces | 6 tonnes of CO2 | 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. | |
| This property produces | 1.2 tonnes of CO2 | | |

How to improve this property's energy performance

The assessor did not make any recommendations for this property.

<u>Simple Energy Advice has guidance on improving a property's energy use.</u> (<u>https://www.simpleenergyadvice.org.uk/</u>)

Paying for energy improvements

Find energy grants and ways to save energy in your home. (https://www.gov.uk/improve-energy-efficiency)

| Estimated energy use and potential savings | | Estimated energy used to heat this property | |
|---|------|---|-------------------|
| pototital carrigo | | Space heating | 498 kWh per year |
| Estimated yearly energy cost for this property | £277 | | |
| | | Water heating | 1400 kWh per year |
| Potential saving | £0 | | |
| | | Potential energy savings by installing insulation | |

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.

The estimated saving is based on making all of the recommendations in <u>how to improve this</u> <u>property's energy performance</u>.

For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> (<u>https://www.simpleenergyadvice.org.uk/</u>).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

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

You might be able to receive <u>Renewable Heat</u> <u>Incentive payments (https://www.gov.uk/domestic-renewable-heat-incentive)</u>. This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

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 Telephone Email James Blackburn 01392 248 567 james@carbongc.com

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

Stroma Certification Ltd STRO002339 0330 124 9660 certification@stroma.com

No related party 12 September 2016 12 September 2016 <u>SAP</u>