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 James Blackburn
Telephone 01392 248 567

Email james@carbongc.com

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 STRO002339
Telephone 0330 124 9660

Email <u>certification@stroma.com</u>

About this assessment

Assessor's declaration

Date of assessment

Date of certificate

24 October 2016

26 October 2016

Type of assessment SAP

Impact on the environment

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

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

Carbon emissions

An average household produces

6 tonnes of CO2

This property produces

1.6 tonnes of CO2

This property's potential production

1.6 tonnes of CO2.

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

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

Changes you could make

The assessor did not make any recommendations for this property.

Help paying for energy improvements

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

More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

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 |
|----------------------|--|-------------|
| Walls | Average thermal transmittance 0.20 W/m²K | Very good |
| Floor | Average thermal transmittance 0.11 W/m²K | Very good |
| Windows | High performance glazing | Very good |
| 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 all fixed outlets | Very good |
| Air tightness | Air permeability 2.7 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 145 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £361 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 £0 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2016** 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:

- 975 kWh per year for heating
- 1,667 kWh per year for hot water

Energy performance certificate (EPC)

Apartment 1 Cedar House The Avenue TUNBRIDGE WELLS TN2 3FY Energy rating

Valid until:

25 October 2026

Certificate number: 8746-7030-4499-6854-2926

Property type

Ground-floor flat

Total floor area

67 square metres

Rules on letting this property

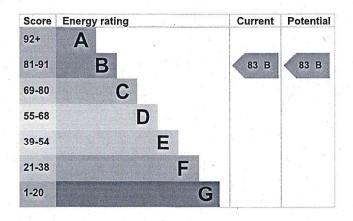
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance</u> for <u>landlords</u> on the <u>regulations</u> and <u>exemptions</u> (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-quidance).

Energy rating and score

This property's current energy rating is B. 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