



Flat 3 Gillman Lodge, 13, Henderson Grove, Biggin Hill TN16 3GG

Certificate Details		Domestic EPC	
LODGEMENT DATE	3 May 2018	Energy Rating	Current Potential
Date lodged on the Energy Performance of Buildings Register		Very energy efficient- lower running Cost	
CURRENT ENERGY RATING	C	<div><div><div>(92+)A</div><div>(81-91)B</div><div>(69-80)C79</div><div>(55-68)D80</div><div>(39-54)E</div><div>(21-38)F</div><div>(1-20)G</div></div><div>Not energy efficient- higher running Cost</div></div>	
Current energy rating converted into a linear A to G rating (where A is the most energy efficient and G is the least energy efficient)			
POTENTIAL ENERGY RATING	C		
Estimated potential energy rating converted into a linear A to G rating (where A is the most energy efficient and G is the least energy efficient)			
CURRENT ENERGY EFFICIENCY	79		
Based on cost of energy, i.e. energy required for space heating, water heating and lighting [in kWh/year] multiplied by fuel costs. (£/m²/year where cost is derived from kWh).			
Potential energy efficiency	80		
The potential energy efficiency rating of the property.			
PROPERTY TYPE	Flat	<div><div>GoogleMap data ©2025</div></div> <div>Flat 3 Gillman Lodge, 13, Henderson Grove, Biggin Hill TN16 3GG</div>	
Describes the type of property such as House, Flat, Maisonette etc. This is the type differentiator for dwellings.			
BUILD FORM	Mid-Terrace		
The building type of the Property e.g. Detached, Semi-Detached, Terrace etc. Together with the Property Type, the Build Form produces a structured description of the property			

CONSTRUCTION AGE BAND

Age band when building part constructed. England & Wales only. One of: before 1900; 1900-1929; 1930-1949; 1950-1966; 1967-1975; 1976-1982; 1983-1990; 1991-1995; 1996-2002; 2003-2006; 2007-2011; 2012 onwards.

England and Wales:
1900-1929

TENURE

Describes the tenure type of the property. One of: Owner-occupied; Rented (social); Rented (private).

owner-occupied

Location**ADDRESS**

Address Field containing the concatenation of address1, address2 and address3. Note that post code is recorded separately.

Flat 3 Gillman Lodge 13,
Henderson Grove
Biggin Hill

POST TOWN

The post town of the property

WESTERHAM

POSTCODE

Postcode for the building address

TN16 3GG

COUNTY

County in which the building is located (where applicable)

(no value available)

LOCAL AUTHORITY

Office for National Statistics (ONS) code. Local authority area in which the building is located.

Bromley (E09000006)

CONSTITUENCY

Office for National Statistics (ONS) code. Parliamentary constituency in which the building is located.

Orpington (E14000872)

Other**LMK KEY**

Individual lodgement identifier. Guaranteed to be unique and can be used to identify a certificate in the downloads and the API.

162876454395201805
0317430398080053

BUILDING REFERENCE NUMBER

Unique identifier for the property.

322387578

INSPECTION DATE

3 May 2018

The date that the inspection was actually carried out by the energy assessor.

TRANSACTION TYPE

marketed sale

Type of transaction that triggered EPC. One of: mandatory issue (marketed sale); mandatory issue (non-marketed sale); mandatory issue (property on construction); mandatory issue (property to let); voluntary re-issue (a valid epc is already lodged); voluntary (no legal requirement for an epc); not recorded. Transaction types may be changed over time.

ENVIRONMENT IMPACT CURRENT 82

The Environmental Impact Rating. A measure of the property's current impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the lower the CO₂ emissions. (CO₂ emissions in tonnes / year)

ENVIRONMENT IMPACT POTENTIAL 83

The potential Environmental Impact Rating. A measure of the property's potential impact on the environment in terms of carbon dioxide (CO₂) emissions after improvements have been carried out. The higher the rating the lower the CO₂ emissions. (CO₂ emissions in tonnes / year)

ENERGY CONSUMPTION CURRENT 135

Current estimated total energy consumption for the property in a 12 month period (kWh/m²). Displayed on EPC as the current primary energy use per square metre of floor area.

ENERGY CONSUMPTION POTENTIAL 129

Estimated potential total energy consumption for the Property in a 12 month period. Value is Kilowatt Hours per Square Metre (kWh/m²)

CO₂EMISSIONS CURRENT 1.5

CO₂ emissions per year in tonnes/year.

CO₂EMISSIONS PER FLOOR AREA 24

Estimated value in Tonnes per Year of the total CO₂ emissions produced by the Property in 12 month period.

CO₂EMISSIONS POTENTIAL 1.4

Estimated value in Tonnes per Year of the total CO₂ emissions produced by the Property in 12 month period.

LIGHTING COST CURRENT 71

£. Potential estimated annual energy costs for lighting the property after improvements have been made.

LIGHTING COST POTENTIAL 50

£. Potential estimated annual energy costs for lighting the property after improvements have been made.

HEATING COST CURRENT 207

£. Current estimated annual energy costs for heating the property.

HEATING COST POTENTIAL 209

£. Potential annual energy costs for lighting the property after improvements have been made.

HOT WATER COST CURRENT 119

£. Current estimated annual energy costs for hot water

HOT WATER COST POTENTIAL 119

£. Potential estimated annual energy costs for hot water after improvements have been made.

TOTAL FLOOR AREA 62

The total useful floor area is the total of all enclosed spaces measured to the internal face of the external walls, i.e. the gross floor area as measured in accordance with the guidance issued from time to time by the Royal Institute of Chartered Surveyors or by a body replacing that institution. (m²)

ENERGY TARIFF

Single

Type of electricity tariff for the property, e.g. single.

HOT WATER COST CURRENT 119
£. Current estimated annual energy costs for hot water

MAINS GAS FLAG Y
Whether mains gas is available. Yes means that there is a gas meter or a gas-burning appliance in the dwelling. A closed-off gas pipe does not count.

FLOOR LEVEL Ground
Flats and maisonettes only. Floor level relative to the lowest level of the property (0 for ground floor). If there is a basement, the basement is level 0 and the other floors are from 1 upwards

FLAT TOP STOREY N
Whether the flat is on the top storey

FLAT STOREY COUNT (no value available)
The number of storeys in the apartment block.

MAIN HEATING CONTROLS 2106
Type of main heating controls. Includes both main heating systems if there are two.

MULTI GLAZE PROPORTION 100
The estimated banded range (e.g. 0% - 10%) of the total glazed area of the Property that is multiple glazed.

GLAZED TYPE double glazing installed during or after 2002
The estimated banded range (e.g. 0% - 10%) of the total glazed area of the Property that is multiple glazed.

GLAZED AREA Normal
Ranged estimate of the total glazed area of the Habitable Area.

EXTENSION COUNT 0
The number of extensions added to the property. Between 0 and 4.

NUMBER HABITABLE ROOMS 3

Habitable rooms include any living room, sitting room, dining room, bedroom, study and similar; and also a non-separated conservatory. A kitchen/diner having a discrete seating area (with space for a table and four chairs) also counts as a habitable room. A non-separated conservatory adds to the habitable room count if it has an internal quality door between it and the dwelling. Excluded from the room count are any room used solely as a kitchen, utility room, bathroom, cloakroom, en-suite accommodation and similar and any hallway, stairs or landing; and also any room not having a window.

NUMBER HEATED ROOMS 57

The number of heated rooms in the property if more than half of the habitable rooms are not heated.

LOW ENERGY LIGHTING 57

The percentage of low energy lighting present in the property as a percentage of the total fixed lights in the property. 0% indicates that no low-energy lighting is present.

NUMBER OPEN FIREPLACES 0

The number of Open Fireplaces in the Property. An Open Fireplace is a fireplace that still allows air to pass between the inside of the Property and the outside.

HOTWATER DESCRIPTION From main system

Overall description of the property feature

HOT WATER ENERGY EFF Good

Energy efficiency rating. One of: very good; good; average; poor; very poor. On actual energy certificate shown as one to five star rating.

HOT WATER ENV EFF Good

Environmental efficiency rating. One of: very good; good; average; poor; very poor. On actual energy certificate shown as one to five star rating.

FLOOR DESCRIPTION Solid, insulated

Overall description of the property feature (assumed)

FLOOR ENERGY EFF (no value available)

Energy efficiency rating. One of: very good; good; average; poor; very poor. On actual energy certificate shown as one to five star rating.

FLOOR ENV EFF (no value available)

Environmental efficiency rating. One of: very good; good; average; poor; very poor. On actual energy certificate shown as one to five star rating.

WINDOWS DESCRIPTION Fully double glazed
Overall description of the property feature

WINDOWS ENERGY EFF Good

Energy efficiency rating. One of: very good; good; average; poor; very poor. On actual energy certificate shown as one to five star rating.

WINDOWS ENV EFF Good

WINDOWS. Environmental efficiency rating. One of: very good; good; average; poor; very poor. On actual energy certificate shown as one to five star rating.

WALLS DESCRIPTION Cavity wall, as built, insulated (assumed)
Overall description of the property feature

WALLS ENERGY EF Good

Walls energy ef Energy efficiency rating. One of: very good; good; average; poor; very poor. On actual energy certificate shown as one to five star rating.

WALLS ENV EFF Good

Environmental efficiency rating. One of: very good; good; average; poor; very poor. On actual energy certificate shown as one to five star rating.

SECONDHEAT DESCRIPTION (no value available)

Overall description of the property feature

SHEATING ENERGY EFF (no value available)

Energy efficiency rating. One of: very good; good; average; poor; very poor. On actual energy certificate shown as one to five star rating.

SHEATING ENV EFF (no value available)

Environmental efficiency rating. One of: very good; good; average; poor; very poor. On actual energy certificate shown as one to five star rating.

ROOF DESCRIPTION (another dwelling above)

Overall description of the property feature

ROOT ENERGY EFF

Energy efficiency rating. One of: very good; good; average; poor; very poor. On actual energy certificate shown as one to five star rating.

ROOT ENV EFF Boiler and radiators, mains gas
Environmental efficiency rating. One of: very good; good; average; poor; very poor. On actual energy certificate shown as one to five star rating.

MAINHEAT DESCRIPTION Good

Overall description of the property feature

MAINHEAT ENERGY EFF Good

Energy efficiency rating. One of: very good; good; average; poor; very poor. On actual energy certificate shown as one to five star rating

MAINHEAT ENV EFF Programmer, room thermostat and TRVs
Environmental efficiency rating. One of: very good; good; average; poor; very poor. On actual energy certificate shown as one to five star rating.

MAINHEATCONT DESCRIPTION Good

Overall description of the property feature

MAINHEATC ENERGY EFF Good

Energy efficiency rating. One of: very good; good; average; poor; very poor. On actual energy certificate shown as one to five star rating.

MAINHEATC ENV EFF

Environmental efficiency rating. One of: very good; good; average; poor; very poor. On actual energy certificate shown as one to five star rating

LIGHTING DESCRIPTION

Overall description of property feature. Total number of fixed lighting outlets and total number of low-energy fixed lighting outlets

Low energy lighting in 57% of fixed outlets

LIGHTING ENERGY EFF

Energy efficiency rating. One of: very good; good; average; poor; very poor. On actual energy certificate shown as one to five star rating.

Good

LIGHTING ENV EFF

Environmental efficiency rating. One of: very good; good; average; poor; very poor. On actual energy certificate shown as one to five star rating.

Good

MAIN FUEL

The type of fuel used to power the central heating e.g. Gas, Electricity

mains gas (not community)

WIND TUBBINE COUNT

Number of wind turbines; 0 if none.

0

HEAT LOSS CORRIDOR

Heat loss corridor Flats and maisonettes only. Indicates that the flat contains a corridor through which heat is lost. Heat loss corridor, one of: no corridor; heated corridor; unheated corridor

heated corridor

UNHEATED CORRIDOR LENGTH

The total length of unheated corridor in the flat. Only populated if flat or maisonette contains unheated corridor. If unheated corridor, length of sheltered wall (m²).

(no value available)

FLOOR HEIGHT

0

Average height of the storey in metres.

PHOTO SUPPLY 0
Percentage of photovoltaic area as a percentage of total roof area. 0% indicates that a Photovoltaic Supply is not present in the property.

SOLAR WATER HEATING FLAG N
Indicates whether the heating in the Property is solar powered.

MEACHANICAL VENTILATION natural
Identifies the type of mechanical ventilation the property has. This is required for the RdSAP calculation.

LODGE MENT DATETIME 2018-05-03 01:00:00
Date and time lodged on the Energy Performance of Buildings Register.

FIXED LIGHTING OUTLETS COUNT 0
The number of fixed lighting outlets.

LOW ENERGY FIXED LIGHTING OUTLETS COUNT (no value available)
The number of low-energy fixed lighting outlets.

UPRN 10070000374
The UPRN submitted by an assessor or alternatively from the department's address matching algorithm.

UPRN SOURCE Address Matched
Populated with the values "Energy Assessor"; or "Address Matched"; to show how the UPRN was populated.

Recommendations

Improvement	Indicate Cost
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Low energy lighting	£15
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Contact Us

If you have any questions or need further assistance, please don't hesitate to contact our support team. We are committed to providing you with the best possible service and ensuring you have access to the information you need.

contact@landregistry.org