

# Energy performance certificate (EPC)

2 The Gables  
Brenchley Road  
Brenchley  
TONBRIDGE  
TN12 7PB

Energy rating

**D**

Valid until: **20 September 2032**

Certificate number: **1600-9636-0422-3806-0123**

## Property type

Semi-detached house

## Total floor area

118 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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 D. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   C
55-68	D	56   D	
39-54	E		
21-38	F		
1-20	G		

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
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, partial insulation (assumed)	Average
Wall	Cavity wall, as built, insulated (assumed)	Good

Feature	Description	Rating
Roof	Pitched, 150 mm loft insulation	Good
Roof	Pitched, limited insulation (assumed)	Poor
Roof	Flat, insulated (assumed)	Average
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Average
Lighting	Low energy lighting in 71% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Floor	Solid, limited insulation (assumed)	N/A
Secondary heating	None	N/A

## Primary energy use

The primary energy use for this property per year is 198 kilowatt hours per square metre (kWh/m<sup>2</sup>).

▶ [What is primary energy use?](#)

## Additional information

Additional information about this property:

- Cavity fill is recommended

### Environmental impact of this property

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

Properties are rated in a scale from A to G based on how much carbon dioxide (CO<sub>2</sub>) they produce.

Properties with an A rating produce less CO<sub>2</sub> than G rated properties.

### An average household produces

6 tonnes of CO<sub>2</sub>

### This property produces

6.1 tonnes of CO<sub>2</sub>

### This property's potential production

3.2 tonnes of CO<sub>2</sub>

By making the [recommended changes](#), you could reduce this property's CO2 emissions by 2.9 tonnes per year. This will help to protect the environment.

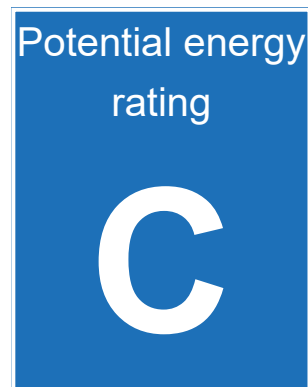
Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

## Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from D (56) to C (77).

▶ [Do I need to follow these steps in order?](#)



### Step 1: Cavity wall insulation

Cavity wall insulation

#### Typical installation cost

£500 - £1,500

#### Typical yearly saving

£66

#### Potential rating after completing step 1

59 | D

### Step 2: Internal or external wall insulation

Internal or external wall insulation

#### Typical installation cost

£4,000 - £14,000

#### Typical yearly saving

£99

#### Potential rating after completing steps 1 and 2

64 | D

### Step 3: Floor insulation (solid floor)

Floor insulation (solid floor)

#### Typical installation cost

£4,000 - £6,000

Typical yearly saving

£42

---

Potential rating after completing steps 1 to 3

67 | D

---

## Step 4: Low energy lighting

Low energy lighting

Typical installation cost

£20

---

Typical yearly saving

£23

---

Potential rating after completing steps 1 to 4

67 | D

---

## Step 5: Solar water heating

Solar water heating

Typical installation cost

£4,000 - £6,000

---

Typical yearly saving

£41

---

Potential rating after completing steps 1 to 5

69 | C

---

## Step 6: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

Typical installation cost

£3,500 - £5,500

---

## Typical yearly saving

£368

## Potential rating after completing steps 1 to 6

77 | C

## Paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022\)](https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022). This will help you buy a more efficient, low carbon heating system for this property.

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

### Estimated energy use and potential savings

#### Estimated yearly energy cost for this property

£930

#### Potential saving

£271

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 potential saving shows how much money you could save if you [complete each recommended step in order](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice \(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency).

## Heating use in this property

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

### Estimated energy used to heat this property

Type of heating	Estimated energy used
Space heating	14952 kWh per year
Water heating	2743 kWh per year

### Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Loft insulation	554 kWh per year
Cavity wall insulation	1539 kWh per year
Solid wall insulation	2337 kWh per year

### 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

Claire Osborne

---

### Telephone

07752098903 

---

### Email

[claire@zomemedia.co.uk](mailto:claire@zomemedia.co.uk)

---

## Accreditation scheme contact details

### Accreditation scheme

Stroma Certification Ltd

---

### Assessor ID

STRO007226

---

### Telephone

0330 124 9660 

---

### Email

[certification@stroma.com](mailto:certification@stroma.com)

---

## Assessment details

### Assessor's declaration

No related party

---

### Date of assessment

7 September 2022

---



**Date of certificate**

21 September 2022


---

**Type of assessment**

▶ [RdSAP](#)

---

**Other certificates for this property**

If you are aware of previous certificates for this property and they are not listed here, please contact us at [dluhc.digital-services@levellingup.gov.uk](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748  (Monday to Friday, 9am to 5pm).

**Certificate number**

[9188-3072-6256-7370-1944 \(/energy-certificate/9188-3072-6256-7370-1944\)](#) 

**Expired on**

17 June 2020

---