# **Energy performance certificate** (EPC)

22 Ashcroft Road Paddock Wood TONBRIDGE TN12 6LG Energy rating

Valid until:

1 June 2033

Certificate number:

0110-2116-0156-2927-3121

#### **Property type**

**Detached house** 

#### **Total floor area**

130 square metres

#### Rules on letting this property

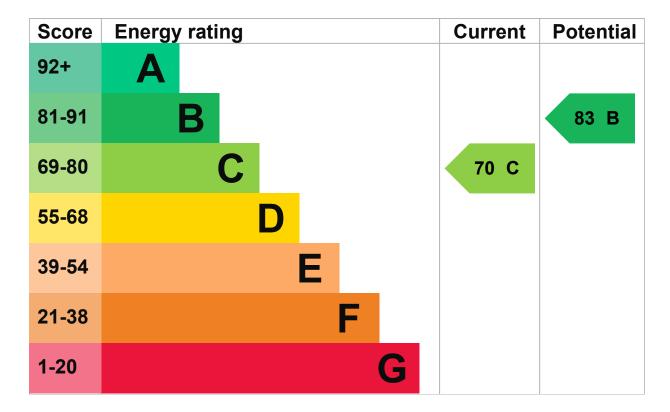
Properties can be let if they have an energy rating from A to E.

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).

#### **Energy rating and score**

This property's current energy rating is C. 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

#### 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
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, insulated (assumed)	Good
Roof	Flat, insulated (assumed)	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Good

Feature	Description	Rating
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, limited insulation (assumed)	N/A
Floor	Solid, insulated (assumed)	N/A
Secondary heating	None	N/A

# Primary energy use

The primary energy use for this property per year is 184 kilowatt hours per square metre (kWh/m2).

About primary energy use

#### How this affects your energy bills

An average household would need to spend £903 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 £152 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** when this EPC was created. People living at the property may use different amounts of heating, hot water and lighting.

# Heating this property

Estimated energy needed in this property is:

- 11,336 kWh per year for heating
- 2,759 kWh per year for hot water

# Saving energy by installing insulation

Energy you could save:

290 kWh per year from loft insulation

## More ways to save energy

Find ways to save energy in your home.

#### **Environmental impact of this property**

This property's current environmental impact rating is D. 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

## This property produces

4.2 tonnes of CO2

## This property's potential production

2.3 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.

▶ Do I need to follow these steps in order?

# Step 1: Heating controls (thermostatic radiator valves)

Heating controls (TRVs)

#### Typical installation cost

£350 - £450

#### Typical yearly saving

£35

## Potential rating after completing step 1

71 C

# Step 2: Replace boiler with new condensing boiler

## **Typical installation cost**

£2,200 - £3,000

## Typical yearly saving

£79

## Potential rating after completing steps 1 and 2

74 C

# Step 3: Solar water heating

# Typical installation cost

£4,000 - £6,000

# Typical yearly saving

£37

## Potential rating after completing steps 1 to 3

# Step 4: Solar photovoltaic panels, 2.5 kWp

#### **Typical installation cost**

£3,500 - £5,500

Typical yearly saving

£387

Potential rating after completing steps 1 to 4

83 B

# 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.

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

Claire Osborne

#### **Telephone**

07752098903

#### **Email**

claire@zomemedia.co.uk

# 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 STRO007226

## **Telephone**

0330 124 9660

#### **Email**

certification@stroma.com

## About this assessment

#### Assessor's declaration

No related party

#### **Date of assessment**

26 May 2023

#### Date of certificate

2 June 2023

## Type of assessment



#### 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 <a href="mailto:dluhc.digital-services@levellingup.gov.uk">dluhc.digital-services@levellingup.gov.uk</a> or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

#### Certificate number

8101-1950-7629-7007-6473 (/energy-certificate/8101-1950-7629-7007-6473)

## **Expired** on

6 April 2023