# **Energy performance certificate (EPC)**

Total floor area	86 square metres		
Property type Detached house			
TN12 6JU	F	Certificate number:	0320-2555-8390-2094-5425
45 Forest Road Paddock Wood TONBRIDGE	Energy rating	Valid until:	21 January 2034

### Rules on letting this property

### You may not be able to let this property

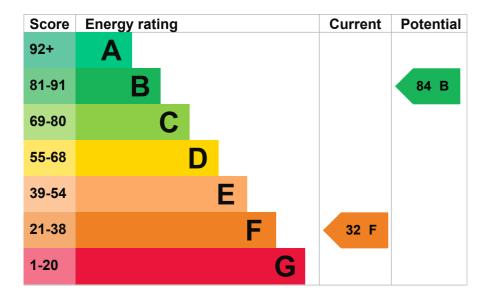
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)

Properties can be let if they have an energy rating from A to E. You could make changes to improve this property's energy rating.

# **Energy rating and score**

This property's energy rating is F. 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)	Average
Window	Fully double glazed	Good
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	Electric immersion, standard tariff	Very poor
Lighting	Low energy lighting in 50% of fixed outlets	Good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

#### Primary energy use

The primary energy use for this property per year is 393 kilowatt hours per square metre (kWh/m2).

About primary energy use

# How this affects your energy bills

An average household would need to spend £3,427 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 £2,371 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** 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:

- 8,521 kWh per year for heating
- 1,953 kWh per year for hot water

### Impact on the environment

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

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

#### **Carbon emissions**

An average	household	produces

This property produces

6 tonnes of CO2

5.7 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

Do I need to follow these steps in order?

### Step 1: Floor insulation (solid floor)

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£337
Potential rating after completing step 1	37 F

### Step 2: Low energy lighting

Typical installation cost	£30
Typical yearly saving	£34
Potential rating after completing steps 1 and 2	38 F

#### Step 3: Gas condensing boiler

Typical installation cost	£3,000 - £7,000
Typical yearly saving	£1,921
Potential rating after completing steps 1 to 3	72 C

### Step 4: Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£79
Potential rating after completing steps 1 to 4	74 C

### Step 5: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£3,500 - £5,500
Typical yearly saving	£588
Potential rating after completing steps 1 to 5	84 B

### Help paying for energy improvements

You might be able to get a grant from the Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

#### More ways to save energy

# 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	Elmhurst Energy Systems Ltd	
Assessor's ID	EES/029320	
Telephone	01455 883 250	
Email	enquiries@elmhurstenergy.co.uk	

#### About this assessment

Assessor's declaration	No related party
Date of assessment	15 January 2024
Date of certificate	22 January 2024
Type of assessment	► <u>RdSAP</u>

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

There are no related certificates for this property.

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