Energy performance certificate (EPC)

61, St. James Park TUNBRIDGE WELLS TN1 2LQ	Energy rating **D**	Valid until:	**24 March 2029**
		Certificate number:	**2758-4056-6267-8041-7984**

Property type

Semi-detached house

Total floor area

133 square metres

Rules on letting this property

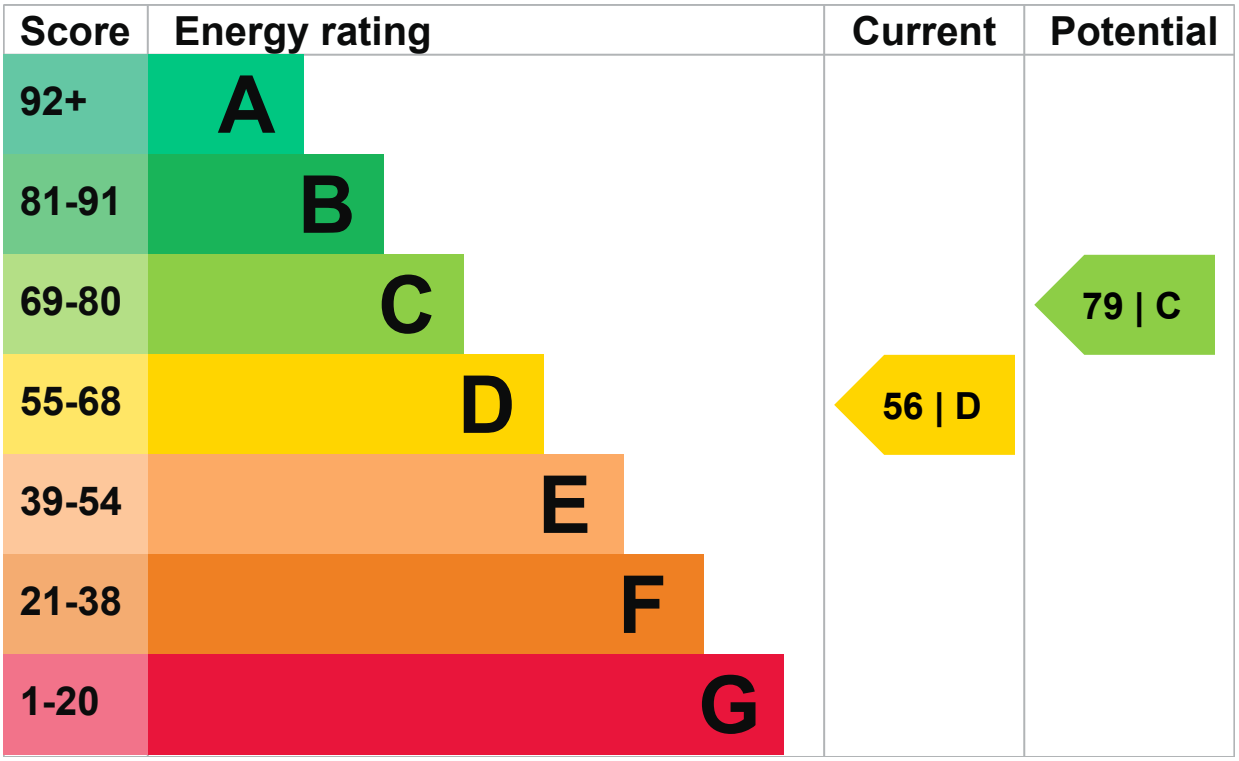
Properties can be let if they have an energy rating from A to E.

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 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.



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

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)	Poor
Wall	Cavity wall, as built, partial insulation (assumed)	Average
Roof	Pitched, 100 mm loft insulation	Average

Feature	Description	Rating
Roof	Roof room(s), insulated (assumed)	Very good
Window	Some double glazing	Very poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	No low energy lighting	Very poor
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

Primary energy use

The primary energy use for this property per year is 274 kilowatt hours per square metre (kWh/m2).

▶ What is primary energy use?

Environmental impact of this property

This property's current environmental impact rating is E. 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.

An average household produces

6 tonnes of CO2

This property produces

6.7 tonnes of CO2

This property's potential production

3.2 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. 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 rating

▶ Do I need to follow these steps in order?

Step 1: Internal or external wall insulation

Typical installation cost

£4,000 - £14,000

Typical yearly saving

£199

Potential rating after completing step 1

62 | D

Step 2: Floor insulation (suspended floor)

Typical installation cost

£800 - £1,200

Typical yearly saving

£55

Potential rating after completing steps 1 and 2

64 | D

Step 3: Draught proofing

Typical installation cost

£80 - £120

Typical yearly saving

£37

Potential rating after completing steps 1 to 3

65 | D

Step 4: Low energy lighting

Typical installation cost

£90

Typical yearly saving

£70

Potential rating after completing steps 1 to 4

67 | D

Step 5: Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£45

Potential rating after completing steps 1 to 5

68 | D

Step 6: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost

£3,300 - £6,500

Typical yearly saving

£103

Potential rating after completing steps 1 to 6

71 | C

Step 7: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£5,000 - £8,000

Typical yearly saving

£316

Potential rating after completing steps 1 to 7

79 | C

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.

Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property

£1413

Potential saving if you complete every step in order

£508

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.

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	18725 kWh per year
Water heating	2868 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Loft insulation	270 kWh per year
Cavity wall insulation	307 kWh per year
Solid wall insulation	3760 kWh per year

Saving energy in this property

Find ways to save energy in your home.

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
Arnold Kiss

Telephone
07735773363

Email
arnoldkiss.deassessor@yahoo.co.uk

Accreditation scheme contact details

Accreditation scheme
ECMK

Assessor ID
ECMK300962

Telephone
0333 123 1418

Email
info@ecmk.co.uk

Assessment details

Assessor's declaration
No related party

Date of assessment

25 March 2019

Date of certificate

25 March 2019

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 or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number

9668-4056-6267-8949-7980 (/energy-certificate/9668-4056-6267-8949-7980)

Expired on

15 March 2021