# Energy performance certificate (EPC)

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|---|---|---|
| 2 Culverden Avenue<br>TUNBRIDGE WELLS<br>TN4 9RF | Energy rating<br>**E** | Valid until: **18 April 2033**<br><br>Certificate number: **3620-9140-0278-1000-1753** |

| | |
|---|---|
| Property type | Detached house |
| Total floor area | 108 square metres |

## Rules on letting this property

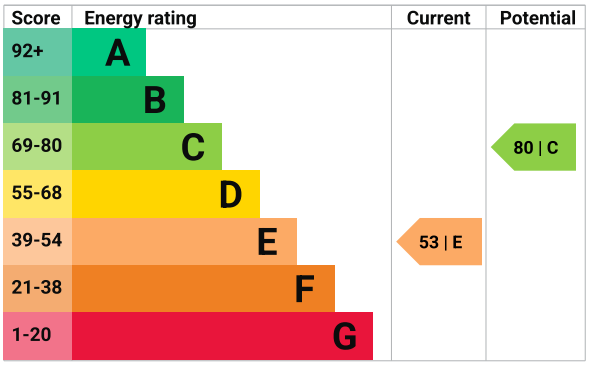
Properties can be let if they have an energy rating from A to E.

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 E. 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) | Very poor |
| Roof | Pitched, no insulation (assumed) | Very poor |
| Roof | Roof room(s), insulated (assumed) | Very good |
| Window | Some double glazing | 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 | Low energy lighting in all fixed outlets | Very good |
| Floor | Suspended, no insulation (assumed) | N/A |
| Secondary heating | None | N/A |

## Primary energy use

The primary energy use for this property per year is 340 kilowatt hours per square metre (kWh/m2).

## 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.

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|---|---|
| An average household produces | 6 tonnes of CO2 |
| This property produces | 6.5 tonnes of CO2 |
| This property's potential production | 2.5 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

| Step | Typical installation cost | Typical yearly saving |
|---|---|---|
| **1. Internal or external wall insulation** | £4,000 - £14,000 | £336 |
| **2. Floor insulation (suspended floor)** | £800 - £1,200 | £61 |
| **3. Draught proofing** | £80 - £120 | £16 |
| **4. Solar water heating** | £4,000 - £6,000 | £40 |
| **5. Replace single glazed windows with low-E double glazed windows** | £3,300 - £6,500 | £57 |
| **6. Solar photovoltaic panels** | £3,500 - £5,500 | £357 |

### 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:

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|---|---|
| Estimated yearly energy cost for this property | £1279 |
| Potential saving if you complete every step in order | £511 |

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** | 22809 kWh per year |
| **Water heating** | 2795 kWh per year |

Potential energy savings by installing insulation

| Type of insulation | Amount of energy saved |
|---|---|
| **Loft insulation** | 2518 kWh per year |
| **Solid wall insulation** | 8279 kWh per year |

### Saving energy in this property

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

## 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

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|---|---|
| Assessor's name | Martin Giles |
| Telephone | 0203 397 8220 |
| Email | hello@propcert.co.uk |

### Accreditation scheme contact details

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|---|---|
| Accreditation scheme | Quidos Limited |
| Assessor ID | QUID205019 |
| Telephone | 01225 667 570 |
| Email | info@quidos.co.uk |

### Assessment details

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|---|---|
| Assessor's declaration | No related party |
| Date of assessment | 19 April 2023 |
| Date of certificate | 19 April 2023 |
| Type of assessment | RdSAP |