

# Energy performance certificate (EPC)

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|--|---------------------------|---|
| 26, Victoria Road<br>Golden Green<br>TONBRIDGE<br>TN11 0LR | Energy rating<br><b>D</b> | Valid until: <b>25 June 2027</b><br><br>Certificate number: <b>8805-3565-0229-2227-5633</b> |
|--|---------------------------|---|

**Property type**  
Mid-terrace house

**Total floor area**  
80 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 rating and score**

This property's current energy rating is D. It has the potential to be B.

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 87 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 66 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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, filled cavity                  | Good    |
| Roof                 | Pitched, 270 mm loft insulation             | 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                            | Average |
| 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 231 kilowatt hours per square metre (kWh/m<sup>2</sup>).

➤ [What is primary energy use?](#)

## How this affects your energy bills

An average household would need to spend **£764 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 £253 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2017** 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:

- 6,261 kWh per year for heating
- 2,808 kWh per year for hot water

## More ways to save energy

## Environmental impact of this property

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year. CO<sub>2</sub> harms the environment.

## An average household produces

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

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## This property produces

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

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## This property's potential production

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

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You could improve this property's CO<sub>2</sub> 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.

► [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

£24

Potential rating after completing step 1

67 D

## Step 2: Low energy lighting

Typical installation cost

£30

Typical yearly saving

£23

Potential rating after completing steps 1 and 2

68 D

## Step 3: Replace boiler with new condensing boiler

Typical installation cost

£2,200 - £3,000

Typical yearly saving

£160

Potential rating after completing steps 1 to 3

75 C

## Step 4: Solar water heating

Typical installation cost

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Typical yearly saving

£44

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Potential rating after completing steps 1 to 4

76 C

## Step 5: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£5,000 - £8,000

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Typical yearly saving

£292

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Potential rating after completing steps 1 to 5

87 B

## 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) (<https://www.gov.uk/apply-boiler-upgrade-scheme>). 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**

Paul Lyons

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**Telephone**

07835 464 390

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**Email**

[paulianlyons@hotmail.com](mailto:paulianlyons@hotmail.com)

## 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

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**Assessor's ID**

STRO001335

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**Telephone**

0330 124 9660

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**Email**

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

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**About this assessment****Assessor's declaration**

No related party

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**Date of assessment**

26 June 2017

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**Date of certificate**

26 June 2017

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**Type of assessment**

➤ [RdSAP](#)

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**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).

There are no related certificates for this property.