

# Energy Performance Certificate


**3 Forge Mews, High Street, Staplehurst, TONBRIDGE, TN12 0AH**

|                             |                   |                            |                          |
|-----------------------------|-------------------|----------------------------|--------------------------|
| <b>Dwelling type:</b>       | End-terrace house | <b>Reference number:</b>   | 8395-7239-4629-8057-8906 |
| <b>Date of assessment:</b>  | 03 November 2015  | <b>Type of assessment:</b> | SAP, new dwelling        |
| <b>Date of certificate:</b> | 03 November 2015  | <b>Total floor area:</b>   | 62 m <sup>2</sup>        |

## Use this document to:

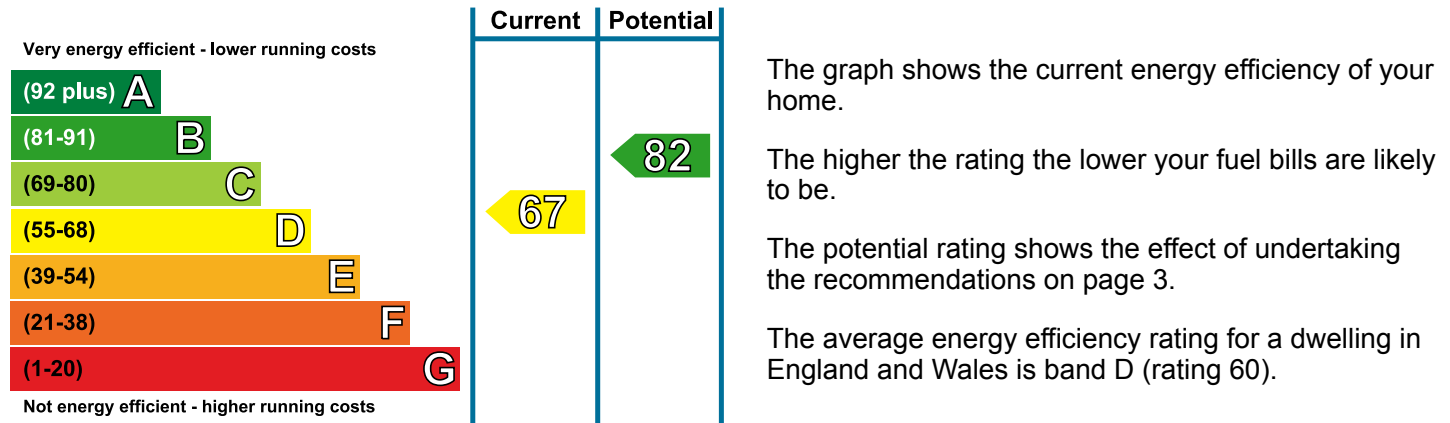
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

|  |                |
|--|----------------|
| <b>Estimated energy costs of dwelling for 3 years:</b> | <b>£ 1,809</b> |
| <b>Over 3 years you could save</b>                     | <b>£ 180</b>   |

| Estimated energy costs of this home |                      |                      |   |
|-------------------------------------|----------------------|----------------------|---|
|                                     | Current costs        | Potential costs      | Potential future savings  |
| Lighting                            | £ 171 over 3 years   | £ 171 over 3 years   |  |
| Heating                             | £ 1,263 over 3 years | £ 1,272 over 3 years |   |
| Hot Water                           | £ 375 over 3 years   | £ 186 over 3 years   |   |
| <b>Totals</b>                       | <b>£ 1,809</b>       | <b>£ 1,629</b>       |   |

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

## Energy Efficiency Rating



## Actions you can take to save money and make your home more efficient

| Recommended measures                 | Indicative cost | Typical savings over 3 years |
|--------------------------------------|-----------------|------------------------------|
| 1 Solar water heating                | £4,000 - £6,000 | £ 180                        |
| 2 Solar photovoltaic panels, 2.5 kWp | £5,000 - £8,000 | £ 855                        |

## Summary of this home's energy performance related features

| Element               | Description   | Energy Efficiency |
|-----------------------|---|-------------------|
| Walls                 | Average thermal transmittance 0.35 W/m <sup>2</sup> K | ★★★★☆             |
| Roof                  | Average thermal transmittance 0.17 W/m <sup>2</sup> K | ★★★★☆             |
| Floor                 | Average thermal transmittance 0.20 W/m <sup>2</sup> K | ★★★★★             |
| Windows               | High performance glazing                              | ★★★★★             |
| Main heating          | Electric storage heaters                              | ★★★☆☆             |
| Main heating controls | Celect-type controls                                  | ★★★★☆             |
| Secondary heating     | None  | —                 |
| Hot water             | Electric immersion, off-peak                          | ★★★☆☆             |
| Lighting              | Low energy lighting in 75% of fixed outlets           | ★★★★★             |
| Air tightness         | (not tested)  | —                 |

Thermal transmittance is a measure of the rate of heat loss through a building element; the lower the value the better the energy performance.



Current primary energy use per square metre of floor area: 340 kWh/m<sup>2</sup> per year

## Low and zero carbon energy sources

Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. There are none provided for this home.

## Recommendations

The measures below will improve the energy performance of your dwelling. The performance ratings after improvements listed below are cumulative; that is, they assume the improvements have been installed in the order that they appear in the table. Further information about the recommended measures and other simple actions you could take today to save money is available at [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy). Before installing measures, you should make sure you have secured the appropriate permissions, where necessary. Such permissions might include permission from your landlord (if you are a tenant) or approval under Building Regulations for certain types of work.

| Recommended measures               | Indicative cost | Typical savings per year | Rating after improvement  |
|------------------------------------|-----------------|--------------------------|---|
| Solar water heating                | £4,000 - £6,000 | £ 60                     |  C69 |
| Solar photovoltaic panels, 2.5 kWp | £5,000 - £8,000 | £ 285                    |  B82 |

## About this document

The Energy Performance Certificate for this dwelling was produced following an energy assessment undertaken by a qualified assessor, accredited by Stroma Certification. You can get contact details of the accreditation scheme at [www.stroma.com](http://www.stroma.com), together with details of their procedures for confirming authenticity of a certificate and for making a complaint. A copy of this EPC has been lodged on a national register. It will be publicly available and some of the underlying data may be shared with others for compliance and marketing of relevant energy efficiency information. The Government may use some of this data for research or statistical purposes. Green Deal financial details that are obtained by the Government for these purposes will not be disclosed to non-authorized recipients. The current property owner and/or tenant may opt out of having their information shared for marketing purposes.

**Assessor's accreditation number:** STRO025743  
**Assessor's name:** Andrew Selman  
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**Related party disclosure:** No related party

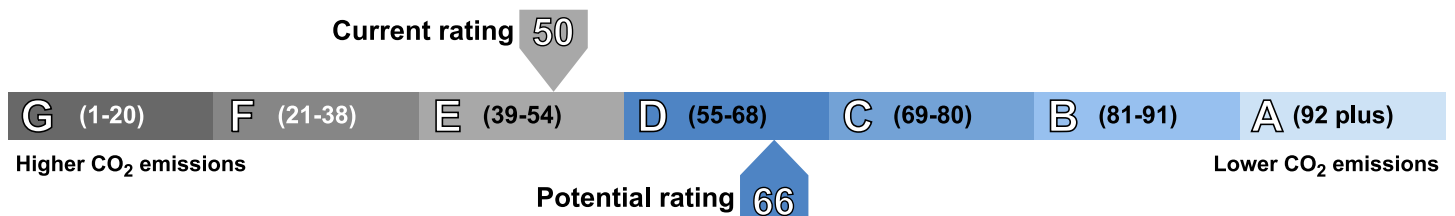
Further information about Energy Performance Certificates can be found under Frequently Asked Questions at [www.epcregister.com](http://www.epcregister.com).

## About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 3.6 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. If you were to install these recommendations you could reduce this amount by 1.4 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



## Your home's heat demand

This table shows the energy used for space and water heating by an average household in this property.

### Heat demand

|                              |       |
|------------------------------|-------|
| Space heating (kWh per year) | 4,916 |
| Water heating (kWh per year) | 1,611 |