

# Energy performance certificate (EPC)

4 Pelverers Farmstead  
The Slade  
Lamberhurst  
TUNBRIDGE WELLS  
TN3 8HN

Energy rating

**B**

Valid until: **8 May 2033**

Certificate number: **0213-3005-7305-5487-5204**

Property type **Semi-detached house**

Total floor area **165 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 B. It has the potential to be A.

[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

| Score | Energy rating | Current     | Potential   |
|-------|---------------|-------------|-------------|
| 92+   | <b>A</b>      |             | <b>94 A</b> |
| 81-91 | <b>B</b>      | <b>86 B</b> |             |
| 69-80 | <b>C</b>      |             |             |
| 55-68 | <b>D</b>      |             |             |
| 39-54 | <b>E</b>      |             |             |
| 21-38 | <b>F</b>      |             |             |
| 1-20  | <b>G</b>      |             |             |

# 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    |
|----------------------|---|-----------|
| Walls                | Average thermal transmittance 0.21 W/m <sup>2</sup> K             | Very good |
| Roof                 | Average thermal transmittance 0.10 W/m <sup>2</sup> K             | Very good |
| Floor                | Average thermal transmittance 0.12 W/m <sup>2</sup> K             | Very good |
| Windows              | High performance glazing  | Very good |
| Main heating         | Boiler and radiators, mains gas                                   | Good      |
| Main heating control | Time and temperature zone control                                 | Very good |
| Hot water            | From main system  | Good      |
| Lighting             | Low energy lighting in all fixed outlets                          | Very good |
| Air tightness        | Air permeability 4.7 m <sup>3</sup> /h.m <sup>2</sup> (as tested) | Good      |
| Secondary heating    | None  | N/A       |

## Primary energy use

The primary energy use for this property per year is 69 kilowatt hours per square metre (kWh/m<sup>2</sup>).

## Environmental impact of this property

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

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>

This property produces 2.0 tonnes of CO<sub>2</sub>

This property's potential production

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

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.

## Changes you could make

| Step                         | Typical installation cost | Typical yearly saving |
|------------------------------|---------------------------|-----------------------|
| 1. Solar water heating       | £4,000 - £6,000           | £110                  |
| 2. Solar photovoltaic panels | £3,500 - £5,500           | £688                  |

## 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.

## Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

|  |       |
|--|-------|
| Estimated yearly energy cost for this property | £1092 |
|--|-------|

|  |      |
|--|------|
| Potential saving if you complete every step in order | £111 |
|--|------|

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   | 4925 kWh per year     |
| Water heating   | 2177 kWh per year     |

## Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

## Saving energy in this property

Find ways to save energy in your home by visiting [www.gov.uk/improve-energy-efficiency](http://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

|                 |  |
|-----------------|--|
| Assessor's name | Sam Millard  |
| Telephone       | 0113 2588445   |
| Email           | <a href="mailto:mail@c80solutions.co.uk">mail@c80solutions.co.uk</a> |

## Accreditation scheme contact details

|                      |  |
|----------------------|--|
| Accreditation scheme | Elmhurst Energy Systems Ltd  |
| Assessor ID          | EES/027223   |
| Telephone            | 01455 883 250  |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

## Assessment details

|                        |                     |
|------------------------|---------------------|
| Assessor's declaration | No related party    |
| Date of assessment     | 9 May 2023          |
| Date of certificate    | 9 May 2023          |
| Type of assessment     | <a href="#">SAP</a> |

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