

Energy Performance Certificate

Flat 1, 29, High Street, EDENBRIDGE, TN8 5AD

Dwelling type: Ground-floor flat
Date of assessment: 22 October 2013
Date of certificate: 24 October 2013

Reference number: 2828-2913-7300-1657-5960
Type of assessment: SAP, new dwelling
Total floor area: 49 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

Estimated energy costs of dwelling for 3 years:

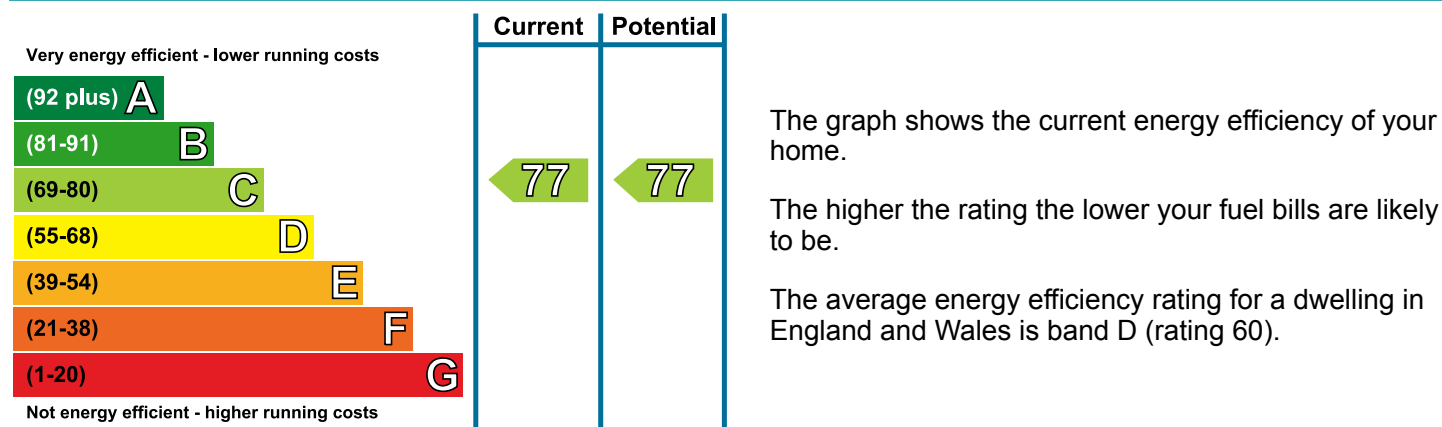
£ 1,131

Estimated energy costs of this home

| | Current costs | Potential costs | Potential future savings |
|------------------|--------------------|--------------------|--------------------------|
| Lighting | £ 126 over 3 years | £ 126 over 3 years | Not applicable |
| Heating | £ 786 over 3 years | £ 786 over 3 years | |
| Hot Water | £ 219 over 3 years | £ 219 over 3 years | |
| Totals | £ 1,131 | £ 1,131 | |

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



Summary of this home's energy performance related features

| Element | Description | Energy Efficiency |
|-----------------------|---|-------------------|
| Walls | Average thermal transmittance 0.26 W/m ² K | ★★★★★ |
| Roof | Average thermal transmittance 0.16 W/m ² K | ★★★★☆ |
| Floor | Average thermal transmittance 0.18 W/m ² K | ★★★★★ |
| Windows | High performance glazing | ★★★★★ |
| Main heating | Boiler and radiators, mains gas | ★★★★☆ |
| Main heating controls | Programmer, TRVs and bypass | ★★★☆☆ |
| Secondary heating | None | — |
| Hot water | From main system | ★★★★☆ |
| 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.

Air permeability is a measure of the air tightness of a building; the lower the value the better the air tightness.

Current primary energy use per square metre of floor area: 138 kWh/m² 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

None.

About this document

The Energy Performance Certificate for this dwelling was produced following an energy assessment undertaken by a qualified assessor, accredited by NES. You can get contact details of the accreditation scheme at www.nesltd.co.uk, 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-authorised recipients. The current property owner and/or tenant may opt out of having their information shared for marketing purposes.

Assessor's accreditation number: SAVA001214
Assessor's name: Mr Michael Jones
Phone number: 0151 214 1420
E-mail address: epc@dualhi.co.uk
Related party disclosure: No related party

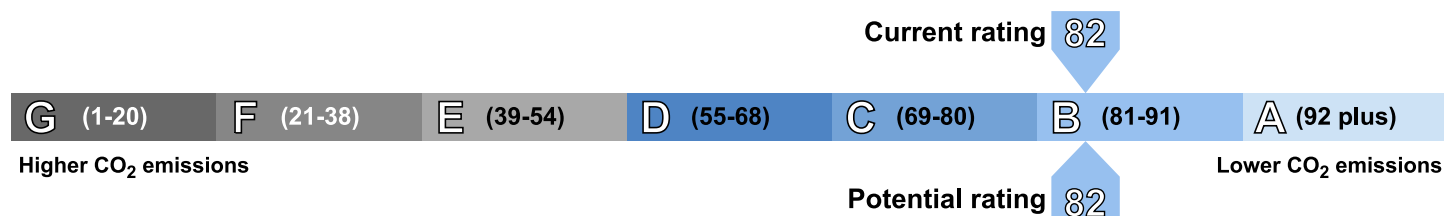
Further information about Energy Performance Certificates can be found under Frequently Asked Questions at www.epcregister.com.

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 1.3 tonnes of carbon dioxide every year. You could reduce emissions 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 (CO₂) 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) | 2,336 |
| Water heating (kWh per year) | 1,687 |