

4, Wells Close, Clarence Road, TUNBRIDGE WELLS, TN1 1HF

Dwelling type: Ground-floor flat
 Date of assessment: 28 June 2019
 Date of certificate: 28 June 2019

Reference number: 2588-4013-6206-4641-3994
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 67 m²

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

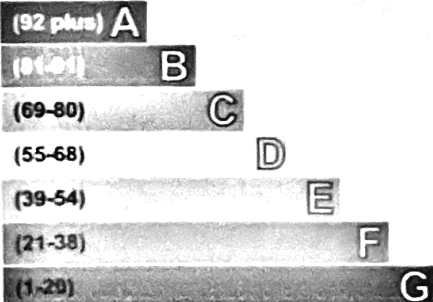
Estimated energy costs of dwelling for 3 years:	£ 1,632
Over 3 years you could save	£ 225

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 213 over 3 years	£ 159 over 3 years	
Heating	£ 1,140 over 3 years	£ 966 over 3 years	
Hot Water	£ 279 over 3 years	£ 282 over 3 years	
Totals	£ 1,632	£ 1,407	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
73	76

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£ 177
2 Low energy lighting for all fixed outlets	£10	£ 48

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.