

# Energy Performance Certificate

Non-Domestic Building



The Studio  
117 Camden Road  
TUNBRIDGE WELLS  
TN1 2QY

Certificate Reference Number:  
0980-0632-4349-6326-0002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ 95

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

## Technical Information

Main heating fuel: Grid Supplied Electricity  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 63  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 91.15

## Benchmarks

Buildings similar to this one could have ratings as follows:

27 If newly built

72 If typical of the existing stock

## Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

# Energy Performance Certificate



The Maisonette, 117 Camden Road, TUNBRIDGE WELLS, TN1 2QY

**Dwelling type:** Top-floor flat  
**Date of assessment:** 08 April 2014  
**Date of certificate:** 10 April 2014  
**Reference number:** 0488-5090-7274-2424-0964  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 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

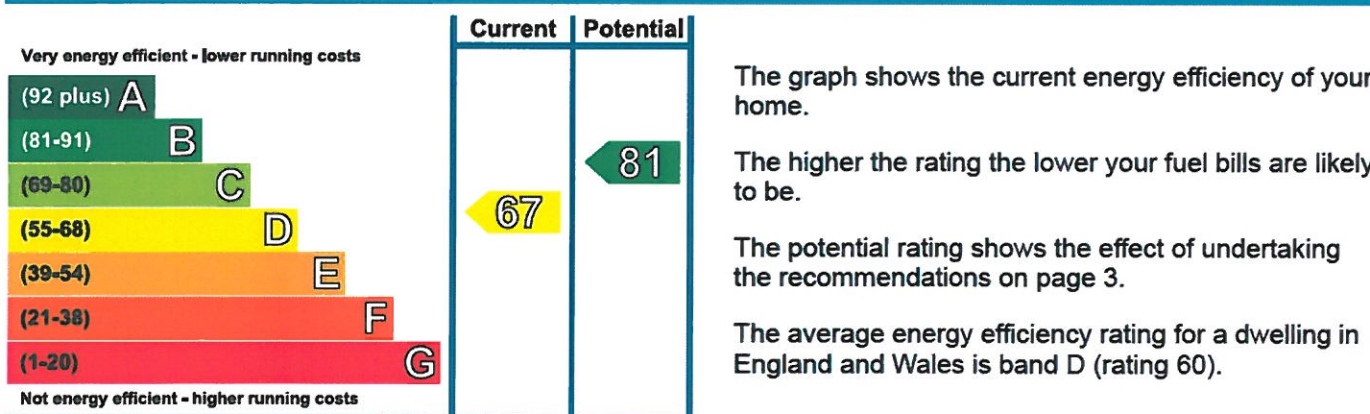
Estimated energy costs of dwelling for 3 years:	£ 1,854
Over 3 years you could save	£ 774

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 186 over 3 years	£ 132 over 3 years	
Heating	£ 1,071 over 3 years	£ 579 over 3 years	
Hot Water	£ 597 over 3 years	£ 369 over 3 years	
<b>Totals</b>	<b>£ 1,854</b>	<b>£ 1,080</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



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

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 456	✓
2 Increase hot water cylinder insulation	£15 - £30	£ 81	✓
3 Low energy lighting for all fixed outlets	£10	£ 42	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.