

# Energy performance certificate (EPC)

FIRST FLOOR FRONT OFFICE  
KELLY HOUSE  
WARWICK ROAD  
ROYAL TUNBRIDGE WELLS  
TN1 1YL

Energy rating

**D**

Valid until: **23 June 2031**

Certificate number: **0960-0202-6309-3615-4314**

Property type

B1 Offices and Workshop businesses

Total floor area

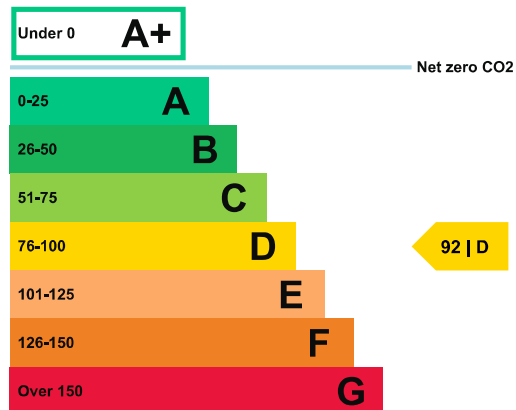
52 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

## Energy efficiency rating for this property

This property's current energy rating is D.



Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built

**24 | A**

If typical of the existing stock

**71 | C**

Properties are given a rating from A+ (most efficient) to G (least efficient).

## Breakdown of this property's energy performance

Main heating fuel

Grid Supplied Electricity

Building environment

Heating and Natural Ventilation

Assessment level

3

Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)

60.57

Primary energy use (kWh/m<sup>2</sup> per year)

358

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2031-4016-6090-3405-6295\)](#).

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## 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	S. Cappuccini
Telephone	01892 300 450
Email	<a href="mailto:enquiries@jcmlconsultancy.com">enquiries@jcmlconsultancy.com</a>

### Accreditation scheme contact details

Accreditation scheme	Quidos Limited
Assessor ID	QUID300156
Telephone	01225 667 570
Email	<a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a>

### Assessment details

Employer	GreenFish (JCML)
Employer address	G5 Basepoint Centre, Pine Grove, Crowborough TN6 1DH
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	16 June 2021
Date of certificate	24 June 2021

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