

# Energy performance certificate (EPC)

The Old Hospital  
Moatenden  
Vauxhall Lane  
Southborough  
TUNBRIDGE WELLS  
TN4 0XD

Energy rating

B

Valid until:

23 January 2034

Certificate number:

4921-2095-0035-4009-0493

Property type	Offices and Workshop Businesses
Total floor area	124 square metres

Rules on letting this property

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

Energy rating and score

This property’s energy rating is B.

The figure shows a horizontal bar chart representing the energy rating scale. The scale consists of eight colored bars, each representing a rating from A+ to G. The bars are arranged in a descending staircase pattern from left to right. A green arrow points to the 'B' rating bar, which is labeled with the score '33 B'. A vertical line labeled 'Net zero CO2' is positioned at the far left of the scale, corresponding to the 'A+' rating.

Rating	Score Range
A+	Under 0
A	0-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property’s carbon emissions are likely to be.

<https://find-energy-certificate.service.gov.uk/energy-certificate/4921-2095-0035-4009-0493?print=true>

1/3

## How this property compares to others

Properties similar to this one could have ratings:

If newly built



If typical of the existing stock



## 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 (kgCO2/m2 per year)	18.55
Primary energy use (kWh/m2 per year)	193

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0294-0209-9404-5409-0514\)](#).

## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	S. Cappuccini
Telephone	01892 300 450
Email	<a href="mailto:stefano.cappuccini@greenfishconsulting.com">stefano.cappuccini@greenfishconsulting.com</a>

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

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

### About this assessment

Employer	GreenFish (JCML)
Employer address	G5 Basepoint Business Centre, Pine Grove, Crowborough TN6 1DH
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	24 January 2024
Date of certificate	24 January 2024