Energy performance certificate (EPC)

5 Central Avenue
TILBURY
RM18 7RX

Energy rating

Valid until: 4 March 2034

Certificate 3519-1084-6002-0707number: 9902

Property type Semi-detached house

Total floor area 77 square metres

Rules on letting this property

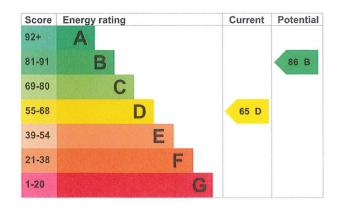
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance</u> for <u>landlords</u> on the <u>regulations</u> and <u>exemptions</u> (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D the average energy score is 60

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature Description		Rating	
Wall	Solid brick, as built, no insulation (assumed)	Very poor	
Wall	Cavity wall, as built, insulated (assumed)	Very good	
Wall	Timber frame, as built, insulated (assumed)	Very good	
Roof	Pitched, insulated at rafters	Average	
Roof	Pitched, insulated (assumed)	Good	
Window	Fully double glazed	Good	
Main heating	Boiler and radiators, mains gas	Good	
Main heating control	Programmer, room thermostat and TRVs	Good	
Hot water	From main system	Good	
Lighting	Low energy lighting in all fixed outlets	Very good	
Floor	Solid, no insulation (assumed)		
Floor	Solid, insulated (assumed)	N/A	
Secondary heating	Room heaters, electric	N/A	

Primary energy use

The primary energy use for this property per year is 221 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £1,323 per year on heating, hot water and lighting in this property. These costs usually make up the majority of your energy bills.

You could **save £426 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- · 8,232 kWh per year for heating
- 2,108 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is D. It has the potential to be B.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

Carbon emissions

An average household produces

6 tonnes of CO2

3.0 tonnes of CO2
0.9 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£321
2. Floor insulation (solid floor)	£4,000 - £6,000	£48
3. Solar water heating	£4,000 - £6,000	£57
4. Solar photovoltaic panels	£3,500 - £5,500	£584

Help paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. This will help you buy a more efficient, low carbon heating system for this property.

More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency

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	Raymond Mason
Telephone	0203 397 8220
Email	hello@propcert.co.uk

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		QUID205065
Telephone		01225 667 570
Email		info@quidos.co.uk
About this assessment		
Assessor's declaration	•	No related party
Date of assessment		5 March 2024
Date of certificate		5 March 2024
Type of assessment		RdSAP