#### **Energy performance certificate (EPC)** Energy 98 Victoria Avenue Valid 15 May 2035 rating **GRAYS** until: **RM16 2RW** Certificate 0235-8025number: 1500-0206-0206 Property type Semi-detached house Total floor area 70 square metres

# Rules on letting this property

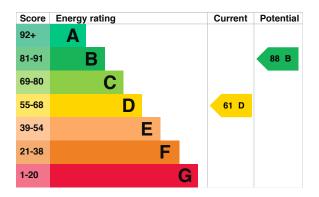
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (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
Roof	Pitched, 50 mm loft insulation	Poor
Roof	Flat, no insulation (assumed)	Very poor
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 83% of fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A

### Primary energy use

The primary energy use for this property per year is 282 kilowatt hours per square metre (kWh/m2).

### How this affects your energy bills

An average household would need to spend £1,090 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 £464 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** 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:

- 10,095 kWh per year for heating
- 3,102 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 6 tonne household C produces

This property produces	3.5 tonnes of
This property's potential production	0.7 tonnes of

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.

# Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£69
2. Flat roof or sloping ceiling insulation	£850 - £1,500	£58
3. Internal or external wall insulation	£4,000 - £14,000	£168

Step	Typical installation cost	Typical yearly saving
4. Floor insulation (suspended floor)	£800 - £1,200	£79
5. Add additional 80 mm jacket to hot water cylinder	£15 - £30	£27
6. Solar water heating	£4,000 - £6,000	£63
7. Solar photovoltaic panels	£3,500 - £5,500	£452

# Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

# Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Insulation: <u>Great British Insulation Scheme</u> (<u>www.gov.uk/apply-great-british-insulation-scheme</u>)
- Heat pumps and biomass boilers: <u>Boiler Upgrade</u>
  <u>Scheme (www.gov.uk/apply-boiler-upgrade-scheme)</u>
- Help from your energy supplier: <u>Energy Company</u>
  <u>Obligation (www.gov.uk/energy-company-obligation)</u>

### 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	Kelly Mortimer
Telephone	07917866592
Email	kellymortimer76@outlook.com

# Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd EES/029628
Assessor's ID	EES/029628
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.
About this assessment	
Assessor's declaration	No related party
Date of assessment	No related party 6 May 2025
	No related party 6 May 2025 16 May 2025