

Energy performance certificate (EPC) recommendation report

117-119 Rectory Grove
LEIGH-ON-SEA
SS9 2HW

Report number
5494-1672-8724-0676-3781

Valid until
3 March 2031

Energy rating and EPC

This property's energy rating is D.

For more information on the property's energy performance, [see the EPC for this property \(/energy-certificate/1306-8353-4974-7818-6061\)](#).

Recommendations

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
The default heat generator efficiency is chosen. It is recommended that the heat generator system be investigated to gain an understanding of its efficiency and possible improvements.	Low

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
The default chiller efficiency is chosen. It is recommended that the chiller system be investigated to gain an understanding of its efficiency and possible improvements.	Low
Some windows have high U-values - consider installing secondary glazing.	Medium
Add local temperature control to the heating system.	Medium
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing an air source heat pump.	High

Property and report details

Report issued on	4 March 2021
Total useful floor area	112 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v5.6.b, SBEM, v5.6.b.0

Assessor's details

Assessor's name	Dean Mortimer
Employer's name	D.E.M Associates
Employer's address	Botelers, Basildon, Essex, SS165SE
Assessor ID	STRO001680
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Stroma Certification Ltd

Other reports for this property

If you are aware of previous reports for this property and they are not listed here, please contact us at dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related reports for this property.

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