

Energy performance certificate (EPC)

32 AVEBURY AVENUE
TONBRIDGE
TN9 1TL

Energy rating

G

Valid until: 24 March 2032

Certificate number: 2980-6199-6254-0727-0283

Property type

B1 Offices and Workshop businesses

Total floor area

65 square metres

Rules on letting this property

! You may not be able to let this property.

This property has an energy rating of G. The landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

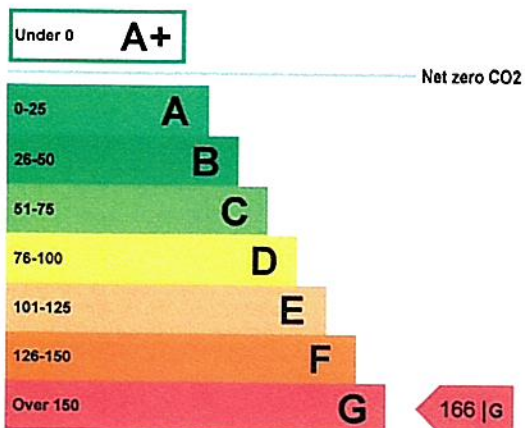
Properties can be let if they have an energy rating from A+ to E. The [recommendation report](#) sets out changes you can make to improve the property's rating.

Energy efficiency rating for this property

This property's current energy rating is G.

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

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



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)

101.78

Primary energy use (kWh/m² per year)

602

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3820-9838-7872-1500-3434\)](#).

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	Paul Lyons
Telephone	07835464390
Email	paulianlyons@googlemail.com

Accreditation scheme contact details

Accreditation scheme	ECMK
Assessor ID	ECMK301020
Telephone	0333 123 1418
Email	info@ecmk.co.uk

Assessment details

Employer	Paul Lyons
Employer address	6a Boyne Park, TN4 8ET
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	23 March 2022
Date of certificate	25 March 2022

Energy performance certificate (EPC) recommendation report

32 AVEBURY AVENUE
TONBRIDGE
TN9 1TL

Report number
3820-9838-7872-1500-3434

Valid until
24 March 2032

Energy rating and EPC

This property's current energy rating is G.

For more information on the property's energy performance, see the EPC for this property.

Recommendations

Make these changes to improve the property's energy efficiency.

Recommended improvements are grouped by the estimated time it would take for the change to pay for itself. The assessor may also make additional recommendations.

Each recommendation is marked as low, medium or high. This shows the potential impact of the change on reducing the property's carbon emissions.

Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Consider installing an air source heat pump.	High

Property and report details

Report issued on 25 March 2022

Total useful floor area 65 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 Paul Lyons

Telephone 07835464390

Email paulianlyons@googlemail.com

Employer's name Paul Lyons

Employer's address 6a Boyne Park, TN4 8ET

Assessor ID ECMK301020

Assessor's declaration The assessor is not related to the owner of the property.

Accreditation scheme ECMK
