Energy performance certificate (EPC)

Certificate contents

Rules on letting this property

Energy performance rating for this property

Breakdown of property's energy performance

Environmental impact of this property

Improve this property's energy performance

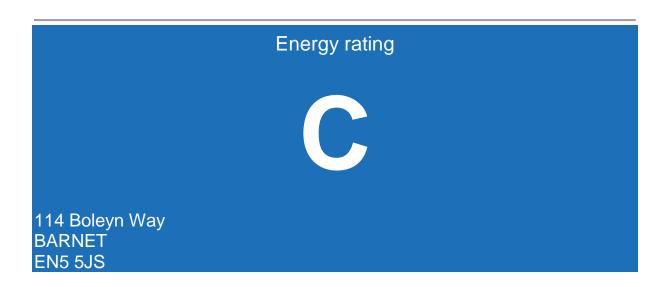
Estimated energy use and potential savings

Contacting the assessor and accreditation scheme

Other certificates for this property

Share this certificate

- Email
- Copy link to clipboard
- Print



Valid until9 October 2032

Certificate number 2019-2848-9854-0951-2224

Property type

Mid-floor flat

Total floor area

24 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.

Energy efficiency rating for this property

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

See how to improve this property's energy performance.

A B C D E F G92+ 81-91 69-80 55-68 39-54 21-38 1-20ScoreEnergy ratingCurrentPotential73 |C83 |B

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

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

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working. Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, as built, insulated (assumed)	Good
Window	Single glazed	Very poor
Main heating	Electric storage heaters	Average
Main heating control	Manual charge control	Poor
Hot water	Electric immersion, off-peak	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	(another dwelling below)	N/A

Feature	Description	Rating
Secondary heating	Portable electric heaters (assumed)	N/A

Primary energy use

The primary energy use for this property per year is 539 kilowatt hours per square metre (kWh/m2).

What is primary energy use?

- •
- •
- •

Environmental impact of this property

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

Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.

Properties with an A rating produce less CO2 than G rated properties.

An average household produces

6 tonnes of CO2

This property produces

2.2 tonnes of CO2

This property's potential production

1.4 tonnes of CO2

By making the <u>recommended changes</u>, you could reduce this property's CO2 emissions by 0.8 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

Improve this property's energy performance

Potential energy rating

B

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from C (73) to B (83).

Do I need to follow these steps in order?

Step 1: Hot water cylinder insulation

Add additional 80 mm jacket to hot water cylinder

Typical installation cost

Typical yearly saving

£15 - £30

Potential rating after completing step 1

75 | C

£46

Step 2: Draught proofing

Draught proofing

Typical installation cost

£80 - £120

Typical yearly saving

£12

Potential rating after completing steps 1 and 2

76 | C

Step 3: High heat retention storage heaters

High heat retention storage heaters

Typical installation cost

Typical yearly saving

£49

Potential rating after completing steps 1 to 3

78 | C

Step 4: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost

£3,300 - £6,500

Typical yearly saving

£78

Potential rating after completing steps 1 to 4

83 | B

Paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme</u>. This will help you buy a more efficient, low carbon heating system for this property.

Find energy grants and ways to save energy in your home.

Estimated energy use and potential savings

Estimated yearly energy cost for this property

£491

Potential saving

£186

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The potential saving shows how much money you could save if you complete each recommended step in order.

For advice on how to reduce your energy bills visit Simple Energy Advice.

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Type of heating	Estimated energy used
Space heating	1823 kWh per year
Water heating	2242 kWh per year

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

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

Michael Harrison

Telephone

07932567157

Email

michaelharrisondea@yahoo.co.uk

Accreditation scheme contact details

Accreditation scheme

ECMK

Assessor ID

ECMK301617

Telephone

0333 123 1418

Email

info@ecmk.co.uk

Assessment details

Assessor's declaration

No related party

Date of assessment

10 October 2022

Date of certificate

10 October 2022

Type of assessment

Show information about the RdSAP

Other certificates for this property

If you are aware of previous certificates 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).

Certificate number

8512-7423-0190-9005-5922

Expired on

24 July 2022