

Energy performance certificate (EPC)

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Flat 7
Hill Court 99-101
Crescent Road
BARNET
EN4 9RH

Energy rating

D

Valid until

7 August 2033

Certificate number

2923-4324-7865-1877-1535

Property type

Ground-floor flat

Total floor area

57 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 rating and score

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

[See how to improve this property's energy efficiency](#).

| A | B | C | D | E | F | G | 92+ | 81-91 | 69-80 | 55-68 | 39-54 | 21-38 | 1-20 | Score | Energy rating |
|---|---|---|---|---|---|---|-----|-------|-------|-------|-------|-------|------|-------|---------------|
| | | | | | | | 63 | D | 71 | C | | | | | |

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 | Cavity wall, as built, partial insulation (assumed) | Average |
| Window | Fully double glazed | Average |
| Main heating | Boiler and radiators, mains gas | Good |
| Main heating control | Programmer and room thermostat | Average |
| Hot water | From main system | Good |
| Lighting | Low energy lighting in 70% of fixed outlets | Very good |
| Roof | (another dwelling above) | N/A |
| Floor | Suspended, no insulation (assumed) | N/A |
| Secondary heating | Room heaters, mains gas | N/A |
| Primary energy use | | |

The primary energy use for this property per year is 285 kilowatt hours per square metre (kWh/m²).

About primary energy use

-
-
-

How this affects your energy bills

An average household would need to spend £1,520 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 £366 per year if you complete the suggested steps for improving this property's energy rating.

This is based on average costs in 2023 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:

- 6,188 kWh per year for heating
- 1,810 kWh per year for hot water

Impact on the environment

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

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

Carbon emissions

An average household produces

6 tonnes of CO₂

This property produces

2.9 tonnes of CO₂

This property's potential production

2.1 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

Do I need to follow these steps in order?

Step 1: Cavity wall insulation

Typical installation cost

£500 - £1,500

Typical yearly saving

£154

Potential rating after completing step 1

66 D

Step 2: Floor insulation (suspended floor)

Typical installation cost

£800 - £1,200

Typical yearly saving

£187

Potential rating after completing steps 1 and 2

70 C

Step 3: Low energy lighting

Typical installation cost

£15

Typical yearly saving

£24

Potential rating after completing steps 1 to 3

71 C

Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme](#). 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.](#)

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

Michael Harrison

Telephone

07932567157

Email

michaelharrisondea@yahoo.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

ECMK

Assessor's ID

ECMK301617

Telephone

0333 123 1418

Email

info@ecmk.co.uk

About this assessment

Assessor's declaration

No related party

Date of assessment

7 August 2023

Date of certificate

8 August 2023

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).

There are no related certificates for this property.