

Energy performance certificate (EPC)

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93 Chelmsford Road
LONDON
N14 5PY

Energy rating

E

Valid until

21 September 2033

Certificate number

2631-1106-5801-8917-1731

Property type

End-terrace house

Total floor area

74 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 E. It has the potential to be B.

[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
							41	E	85	B					

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
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 50 mm loft insulation	Poor
Roof	Pitched, insulated (assumed)	Average
Window	Mostly double glazing	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system	Average
Lighting	Low energy lighting in 83% of fixed outlets	Very good

Feature	Description	Rating
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, limited 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 449 kilowatt hours per square metre (kWh/m²).

About primary energy use

-
-
-

How this affects your energy bills

An average household would need to spend £2,963 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 £1,779 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:

- 12,945 kWh per year for heating
- 2,762 kWh per year for hot water

Impact on the environment

This property's current environmental impact rating is F. 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. CO₂ harms the environment.

Carbon emissions

An average household produces

6 tonnes of CO₂

This property produces

5.9 tonnes of CO₂

This property's potential production

1.2 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: Increase loft insulation to 270 mm

Typical installation cost

£100 - £350

Typical yearly saving

£108

Potential rating after completing step 1

43 E

Step 2: Internal or external wall insulation

Typical installation cost

	£4,000 - £14,000
Typical yearly saving	£726
Potential rating after completing steps 1 and 2	56 D
Step 3: Floor insulation (suspended floor)	
Typical installation cost	£800 - £1,200
Typical yearly saving	£159
Potential rating after completing steps 1 to 3	59 D
Step 4: Heating controls (room thermostat and TRVs)	
Typical installation cost	£350 - £450
Typical yearly saving	£293
Potential rating after completing steps 1 to 4	64 D
Step 5: Replace boiler with new condensing boiler	
Typical installation cost	£2,200 - £3,000
Typical yearly saving	£388
Potential rating after completing steps 1 to 5	72 C
Step 6: Solar water heating	
Typical installation cost	£4,000 - £6,000
Typical yearly saving	£106
Potential rating after completing steps 1 to 6	73 C
Step 7: Solar photovoltaic panels, 2.5 kWp	
Typical installation cost	£3,500 - £5,500

Typical yearly saving

£666

Potential rating after completing steps 1 to 7

85 B

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

21 September 2023

Date of certificate

22 September 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.