

Energy performance certificate (EPC)

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118 Russell Lane
LONDON
N20 0AS

Energy rating

D

Valid until

12 June 2033

Certificate number

2207-0570-1507-5189-1219

Property type

Semi-detached house

Total floor area

86 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 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
							58	D	87	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
Roof	Pitched, 50 mm loft insulation	Poor
Window	Partial double glazing	Poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 50% of fixed outlets	Good
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 290 kilowatt hours per square metre (kWh/m²).

About primary energy use

-
-
-

How this affects your energy bills

An average household would need to spend £2,179 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 £1,049 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:

- 14,095 kWh per year for heating
- 2,111 kWh per year for hot water

Saving energy by installing insulation

Energy you could save:

- 799 kWh per year from loft insulation
- 4,752 kWh per year from solid wall insulation

More ways to save energy

[Find ways to save energy in your home.](#)

Environmental impact of this property

This property's current environmental impact rating is E. 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

4.4 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

£90

Potential rating after completing step 1

60 D

Step 2: Internal or external wall insulation

Typical installation cost

£4,000 - £14,000

Typical yearly saving

£533

Potential rating after completing steps 1 and 2

69 C

Step 3: Floor insulation (suspended floor)

Typical installation cost

£800 - £1,200

Typical yearly saving

£127

Potential rating after completing steps 1 to 3

71 C

Step 4: Draught proofing

Typical installation cost

£80 - £120

Typical yearly saving

£24

Potential rating after completing steps 1 to 4

72 C

Step 5: Low energy lighting

Typical installation cost

£25

Typical yearly saving

£58

Potential rating after completing steps 1 to 5

73 C

Step 6: Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£75

Potential rating after completing steps 1 to 6

74 C

Step 7: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost

£3,300 - £6,500

Typical yearly saving

£87

Potential rating after completing steps 1 to 7

Step 8: High performance external doors	76 C
Typical installation cost	
Typical yearly saving	£2,000
Potential rating after completing steps 1 to 8	£55
	77 C
Step 9: Solar photovoltaic panels, 2.5 kWp	
Typical installation cost	
Typical yearly saving	£3,500 - £5,500
Potential rating after completing steps 1 to 9	£665
	87 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.

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

Emailinfo@ecmk.co.uk**About this assessment****Assessor's declaration**

No related party

Date of assessment

12 June 2023

Date of certificate

13 June 2023

Type of assessmentShow information about theRdSAP**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[8787-7728-1930-6211-9996](#)**Valid until**

19 August 2023