

Energy performance certificate (EPC)

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Energy rating

D

1 Hereford Avenue
BARNET
EN4 8EX

Valid until 24 July 2032

Certificate number 2843-3018-0203-8082-6204

Property type

Semi-detached house

Total floor area

123 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](#).

Energy efficiency rating for this property

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

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

A	B	C	D	E	F	G	92+	81-91	69-80	55-68	39-54	21-38	1-20
							Score	Energy rating	Current	Potential	65	D83	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	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, insulated (assumed)	Very good
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Flat, insulated (assumed)	Good
Roof	Roof room(s), insulated (assumed)	Very good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good

Feature	Description	Rating
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 28% of fixed outlets	Average
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, insulated (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 219 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

4.7 tonnes of CO2

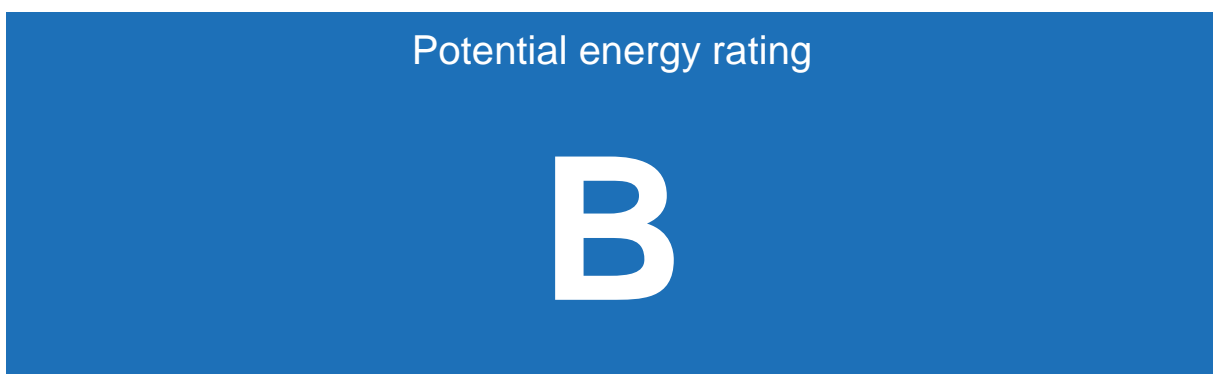
This property's potential production

2.2 tonnes of CO2

By making the [recommended changes](#), you could reduce this property's CO2 emissions by 2.5 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



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 D (65) to B (83).

Do I need to follow these steps in order?

Step 1: Internal or external wall insulation

Internal or external wall insulation

Typical installation cost

£4,000 - £14,000

Typical yearly saving

£157

Potential rating after completing step 1

	71 C
Step 2: Floor insulation (suspended floor)	
Floor insulation (suspended floor)	
Typical installation cost	
	£800 - £1,200
Typical yearly saving	
	£41
Potential rating after completing steps 1 and 2	
	72 C
Step 3: Low energy lighting	
Low energy lighting	
Typical installation cost	
	£105
Typical yearly saving	
	£59
Potential rating after completing steps 1 to 3	
	74 C
Step 4: Solar water heating	
Solar water heating	
Typical installation cost	
	£4,000 - £6,000
Typical yearly saving	
	£43
Potential rating after completing steps 1 to 4	
	75 C
Step 5: Solar photovoltaic panels, 2.5 kWp	
Solar photovoltaic panels	
Typical installation cost	
	£3,500 - £5,500
Typical yearly saving	
	£352
Potential rating after completing steps 1 to 5	
	83 B

Paying for energy improvements

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

Estimated energy use and potential savings

Estimated yearly energy cost for this property

£996

Potential saving

£299

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	14567 kWh per year
Water heating	2954 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
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Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Loft insulation	1064 kWh per year
Solid wall insulation	4027 kWh per year

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

Kelly Mordecai

Telephone

07887543302

Email

kmordecaidea@yahoo.co.uk

Accreditation scheme contact details

Accreditation scheme

Elmhurst Energy Systems Ltd

Assessor ID

EES/007726

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration

No related party

Date of assessment

24 July 2022

Date of certificate

25 July 2022

Type of assessment

Show 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.

Certificate number

[0758-2829-6421-9109-3971](#)

Expired on

31 January 2021

Certificate number

[9758-2821-6401-0108-6955](#)

Expired on

8 October 2018