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# Energy performance certificate (EPC)

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Energy rating

D

29 OAKLEIGH CRESCENT  
LONDON  
N20 0BT

Valid until 15 July 2031

Certificate number 2123-4966-1911-1444-3119

**Property type**

Ground-floor flat

**Total floor area**

43 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 C.

[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
							67							D	73
															C

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	Timber frame, as built, no insulation (assumed)	Poor
Window	Mostly double glazing	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 all fixed outlets	Very good

Feature	Description	Rating
Roof	(another dwelling above)	N/A
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, wood logs	N/A

## Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO<sub>2</sub>. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Biomass secondary heating

## Primary energy use

The primary energy use for this property per year is 255 kilowatt hours per square metre (kWh/m<sup>2</sup>).

What is primary energy use?

- 
- 
- 

## Environmental impact of this property

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

Properties are rated in a scale from A to G based on how much carbon dioxide (CO<sub>2</sub>) they produce.

Properties with an A rating produce less CO<sub>2</sub> than G rated properties.

**An average household produces**

**This property produces**

6 tonnes of CO2

**This property's potential production**

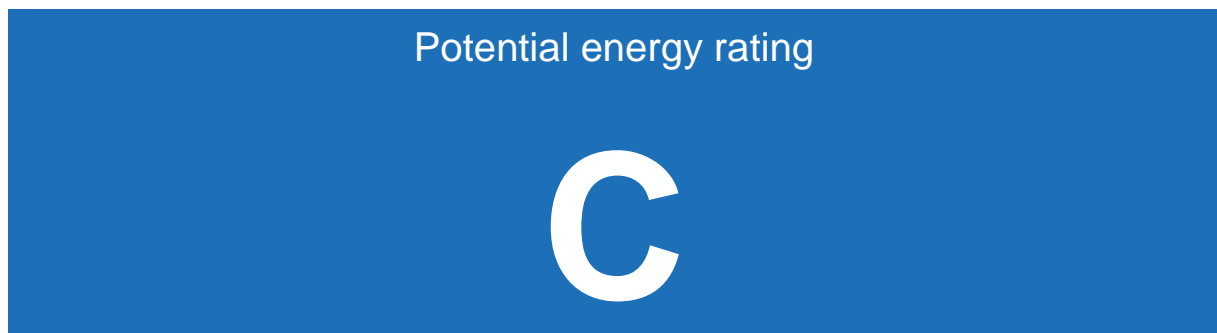
1.7 tonnes of CO2

1.3 tonnes of CO2

By making the [recommended changes](#), you could reduce this property's CO2 emissions by 0.4 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 (67) to C (73).

Do I need to follow these steps in order?

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### Step 1: Internal or external wall insulation

Internal or external wall insulation

**Typical installation cost**

£4,000 - £14,000

**Typical yearly saving**

£58

**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

£42

Potential rating after completing steps 1 and 2

73 | C

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

£494

Potential saving

£100

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

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## Estimated energy used to heat this property

Type of heating	Estimated energy used
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Space heating	5009 kWh per year
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Water heating	1538 kWh per year
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## Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
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Solid wall insulation	1099 kWh per year
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## 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](mailto:michaelharrisondea@yahoo.co.uk)

## Accreditation scheme contact details

### Accreditation scheme

ECMK

### Assessor ID

ECMK301617

### Telephone

0333 123 1418

### Email

[info@ecmk.co.uk](mailto:info@ecmk.co.uk)

## Assessment details

### Assessor's declaration

No related party

### Date of assessment

15 July 2021

### Date of certificate

16 July 2021

### 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](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748.

### Certificate number

[0883-2882-6482-9909-0735](tel:0883-2882-6482-9909-0735)

### Expired on

1 August 2021

## Support links

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