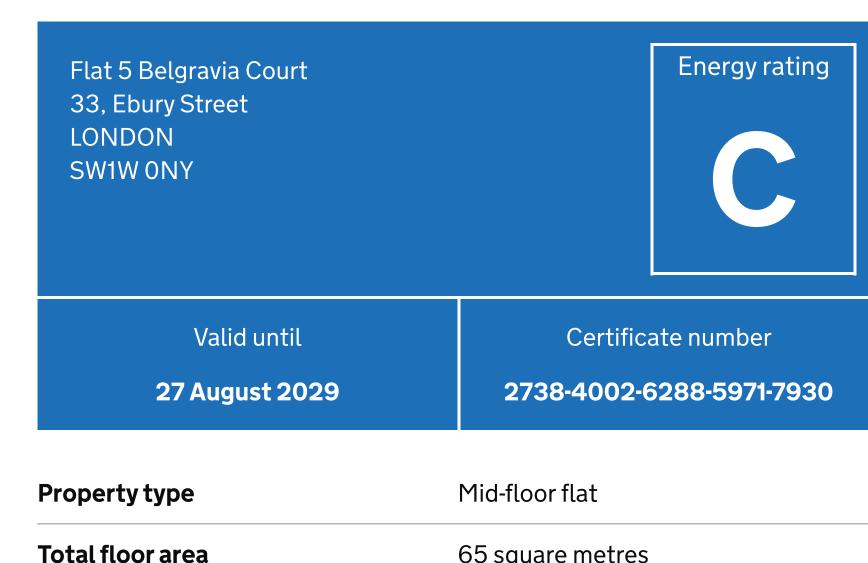
Energy performance certificate (EPC)

Certificate contents

Find an energy certificate

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- performance How this affects your energy bills
- Impact on the environment Steps you could take to save energy
- Who to contact about this certificate
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- **Share this certificate**

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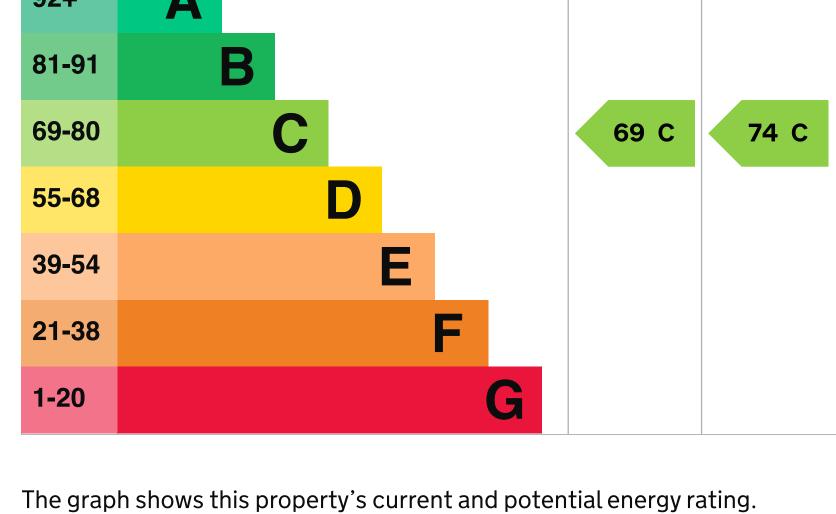


operty type	Mid-floor flat
tal floor area	65 square metres

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.

Rules on letting this property



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

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

Description

Breakdown of property's energy

condition.

Feature

performance

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Rating

Wall System built, as built, no insulation Poor (assumed) Window Mostly secondary glazing Average Boiler and radiators, mains gas Main heating Good Programmer and room thermostat Main heating Average control From main system Good Hot water Low energy lighting in 14% of fixed outlets Lighting Poor Roof (another dwelling above) N/A (another dwelling below) N/A Floor N/A Secondary heating None

About primary energy use

square metre (kWh/m2).

Primary energy use

Additional information Additional information about this property:

The primary energy use for this property per year is 236 kilowatt hours per

• System build present

water and lighting in this property. These costs usually make up the majority of your energy bills.

How this affects your energy bills

You could save £119 per year if you complete the suggested steps for improving this property's energy rating. This is **based on average costs in 2019** when this EPC was created. People living at the property may use different amounts of energy for heating, hot

An average household would need to spend £640 per year on heating, hot

Heating this property

Carbon emissions

energy.

Typical installation cost

Typical installation cost

Typical installation cost

Potential rating after completing

Contacting the assessor

Telephone

Assessor's ID

Type of assessment

Certificate number

Telephone

Email

Email

Typical yearly saving

steps 1 to 3

Typical yearly saving

water and lighting.

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

dioxide (CO2) they produce each year.

An average household produces

Estimated energy needed in this property is:

• 6,706 kWh per year for heating

• 1,938 kWh per year for hot water

2.7 tonnes of CO2 This property produces This property's potential 2.2 tonnes of CO2 production

You could improve this property's CO2 emissions by making the suggested

These ratings are based on assumptions about average occupancy and

energy use. People living at the property may use different amounts of

changes. This will help to protect the environment.

6 tonnes of CO2

£30

£40

£2,200 - £3,000

£400-£900

£20

74 C

Properties get a rating from A (best) to G (worst) on how much carbon

Steps you could take to save energy

Do I need to follow these steps in order? **Step 1: Low energy lighting**

Potential rating after completing 70 C step 1

Step 2: Replace boiler with new condensing boiler

Typical yearly saving	£58
Potential rating after completing	73 C
steps 1 and 2	
Step 3: Flue gas heat recovery devic	e in conjunction with
boiler	

Advice on making energy saving improvements Get detailed recommendations and cost estimates

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

• Heat pumps and biomass boilers: Boiler Upgrade Scheme

Who to contact about this certificate

If you're unhappy about your property's energy assessment or certificate, you

07940080724

STR0000999

03301249660

certification@stroma.com

9338-4002-6282-5071-7030

dea_surveys@live.co.uk

can complain to the assessor who created it. Assessor's name Alex Zieleniewski

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme. **Accreditation scheme** Stroma Certification Ltd

About this assessment Assessor's declaration No related party **Date of assessment** 27 August 2019 **Date of certificate** 28 August 2019

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 mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

16 February 2019 Expired on

Energy rating and score This property's energy rating is C. It has the potential to be C. See how to improve this property's energy efficiency. Score Energy rating Current **Potential** 92+

Properties get a rating from A (best) to G (worst) and a score. The better

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