Energy performance certificate (EPC)

61 Boltons Lane Harlington HAYES UB3 5BS	Energy rating **E**	Valid until:	**29 April 2036**
		Certificate number:	**2151-1961-6171-5419-1963**

Property type	Mid-terrace house
Total floor area	42 square metres

Rules on letting this property

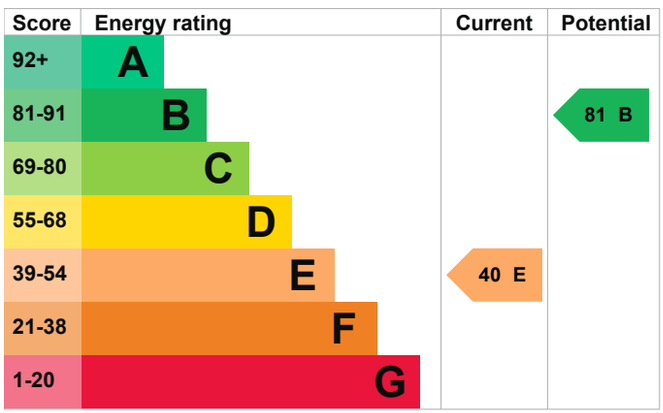
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

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

See how to improve this property's energy efficiency.



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	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 100 mm loft insulation	Average
Window	Single glazed	Very poor
Main heating	Room heaters, electric	Poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	Electric immersion, off-peak	Average
Lighting	Below average lighting efficiency	Poor
Floor	Solid, no insulation (assumed)	N/A
Air tightness	(not tested)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 284 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

- Cavity fill is recommended

Smart meters

This property had **a smart meter for electricity** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

Find out about using your smart meter (https://www.smartenergygb.org/using-your-smart-meter)

How this affects your energy bills

An average household would need to spend **£1,856 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 £1,058 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2026** 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:

- 5,092 kWh per year for heating
- 2,351 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is B. 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.

Carbon emissions

An average household produces	6 tonnes of CO2
This property produces	1.1 tonnes of CO2
This property's potential production	0.5 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.

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£900 - £1,200	£45
2. Cavity wall insulation	£900 - £1,500	£353
3. Floor insulation (solid floor)	£5,000 - £10,000	£87
4. Add additional 80 mm jacket to hot water cylinder	£20 - £40	£58
5. Draught proofing	£150 - £250	£32
6. Low energy lighting	£150 - £175	£21
7. High heat retention storage heaters	£800 - £1,600	£325
8. Solar water heating	£4,000 - £7,000	£59
9. Replace single glazed windows with low-E double glazed windows	£4,500 - £6,000	£77
10. Solar photovoltaic panels	£8,000 - £10,000	£205

Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

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

- Free energy saving improvements: Warm Homes Local Grant (www.gov.uk/apply-warm-homes-local-grant)
- Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)

- Help from your energy supplier: Energy Company Obligation (www.gov.uk/energy-company-obligation)

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	Chintan Thakkar
Telephone	07889799876
Email	chintan.epc@icloud.com

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	ECMK307727
Telephone	0333 123 1418
Email	info@ecmk.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	30 April 2026
Date of certificate	30 April 2026
Type of assessment	RdSAP