Energy performance certificate (EPC)

Flat 3 Graham Lodge Graham Road LONDON NW4 3DG	Energy rating **C**	Valid until:	**13 March 2029**
		Certificate number:	**0953-2809-6074-9991-4951**

roperty type	Ground-floor flat
otal floor area	108 square metres

Rules on letting this property

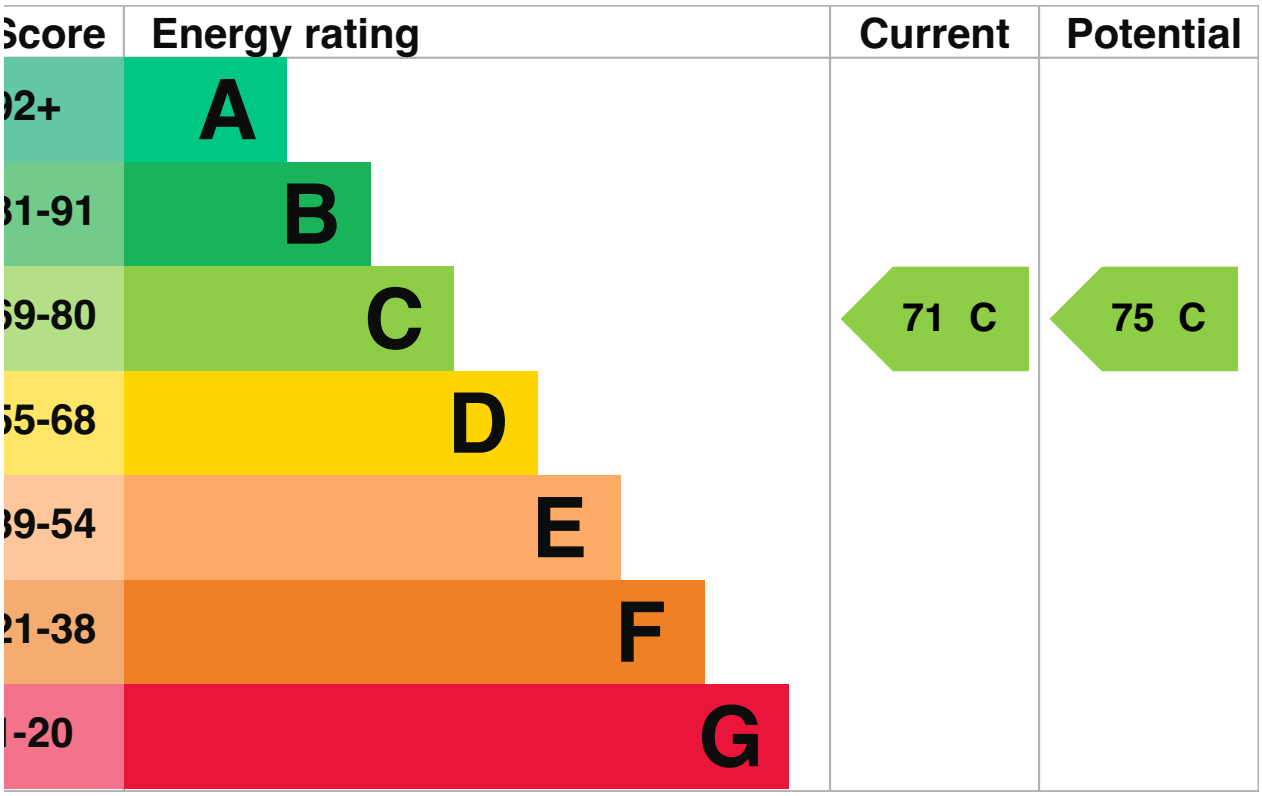
operties can be let if they have an energy rating from A to E.

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

Energy rating and score

is property's energy rating is C. It has the potential to be C.

e how to improve this property's energy efficiency.



e graph shows this property's current and potential energy rating.

operties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy ls are likely to be.

r properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

eatures in this property

atures get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how ll features work or their condition.

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

ature	Description	Rating
all	Cavity wall, filled cavity	Average
all	Solid brick, as built, no insulation (assumed)	Poor
ndow	Fully double glazed	Average
ain heating	Boiler and radiators, mains gas	Good

ain heating control	Programmer, room thermostat and TRVs	Good
t water	From main system	Good
ghting	Low energy lighting in all fixed outlets	Very good
oof	(another dwelling above)	N/A
oor	Suspended, no insulation (assumed)	N/A
condary heating	None	N/A

rimary energy use

e primary energy use for this property per year is 183 kilowatt hours per square metre (kWh/m2).

About primary energy use

low this affects your energy bills

average household would need to spend **£769 per year on heating, hot water and lighting** in this property. These sts usually make up the majority of your energy bills.

u could **save £122 per year** if you complete the suggested steps for improving this property's energy rating.

is is **based on average costs in 2019** when this EPC was created. People living at the property may use different nounts of energy for heating, hot water and lighting.

eating this property

timated energy needed in this property is:

- 9,940 kWh per year for heating
- 2,264 kWh per year for hot water

mpact on the environment

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

operties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

arbon emissions

n average household produces	6 tonnes of CO

his property produces	3.5 tonnes of CO
his property's potential production	2.8 tonnes of CO

u could improve this property's CO2 emissions by making the suggested changes. This will help to protect the vironment.

ese ratings are based on assumptions about average occupancy and energy use. People living at the property may use ferent amounts of energy.

teps you could take to save energy

Do I need to follow these steps in order?

tep 1: Floor insulation (suspended floor)

ypical installation cost	£800 - £1,20
ypical yearly saving	£9
otential rating after completing step	74 C

tep 2: Replacement glazing units

ypical installation cost	£1,000 - £1,40
ypical yearly saving	£3
otential rating after completing teps 1 and 2	75 C

dvice on making energy saving improvements

et detailed recommendations and cost estimates

elp paying for energy saving improvements

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

Heat pumps and biomass boilers: Boiler Upgrade Scheme

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 Gibber
Telephone	07843698991
Email	peninsulasurveys@me.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/020438
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	11 March 2019
Date of certificate	14 March 2019
Type of assessment	▶ RdSAP

Other certificates for this property

you are aware of previous certificates for this property and they are not listed here, please contact us at nclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

ertificate number	9518-9009-6241-5908-9034 (/energy-certificate/9518-9009-6241-5908-9034)
xpired on	18 September 2018

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