# Energy performance certificate (EPC)

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|---|---|---|
| Flat 4<br>23 Queens Avenue<br>LONDON<br>N10 3PE | Energy rating<br>**D** | Valid until: **24 June 2029**<br>Certificate number: **0969-2855-6860-9321-3705** |

| | |
|---|---|
| Property type | Mid-floor flat |
| Total floor area | 81 square metres |

## Rules on letting this property

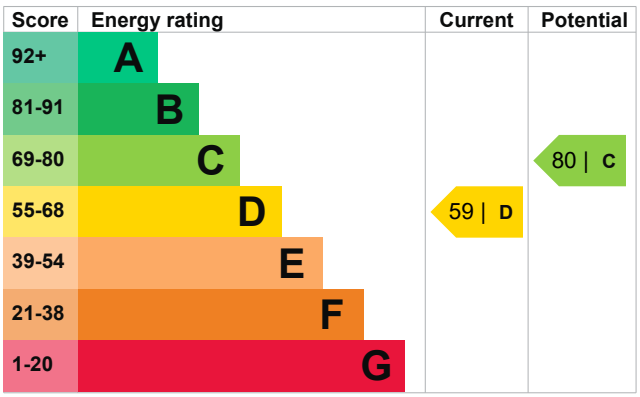
Properties can be rented if they have an energy rating from A to E.

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 (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## 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.




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 | Single glazed | Very poor |
| Main heating | Boiler and radiators, mains gas | Good |
| Main heating control | Programmer and room thermostat | Average |
| Hot water | From main system, no cylinder thermostat | Average |
| Lighting | Low energy lighting in 71% of fixed outlets | Very good |
| Roof | (another dwelling above) | N/A |
| Floor | (another dwelling below) | N/A |
| Secondary heating | None | N/A |

### Primary energy use

The primary energy use for this property per year is 291 kilowatt hours per square metre (kWh/m2).

## Environmental impact of this property

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

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 | 4.2 tonnes of CO2 |
| This property's potential production | 1.7 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 (59) to C (80).

| Step | Typical installation cost | Typical yearly saving |
|---|---|---|
| **1. Internal or external wall insulation** | £4,000 - £14,000 | £198 |
| **2. Add additional 80 mm jacket to hot water cylinder** | £15 - £30 | £32 |
| **3. Draught proofing** | £80 - £120 | £13 |
| **4. Low energy lighting** | £25 | £16 |
| **5. Hot water cylinder thermostat** | £200 - £400 | £54 |
| **6. Condensing boiler** | £2,200 - £3,000 | £92 |
| **7. Replace single glazed windows with low-E double glazed windows** | £3,300 - £6,500 | £53 |

### Paying for energy improvements

Find energy grants and ways to save energy in your home. (https://www.gov.uk/improve-energy-efficiency)

## Estimated energy use and potential savings

| | |
|---|---|
| Estimated yearly energy cost for this property | £892 |
| Potential saving | £458 |

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 (https://www.simpleenergyadvice.org.uk/).

### 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** | 7948 kWh per year |
| **Water heating** | 3989 kWh per year |

### Potential energy savings by installing insulation

| Type of insulation | Amount of energy saved |
|---|---|
| **Solid wall insulation** | 3561 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

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|---|---|
| Assessor's name | Alan Ryan |
| Telephone | 0208 445 5347 |
| Email | a-ryan@btconnect.com |

### Accreditation scheme contact details

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|---|---|
| Accreditation scheme | Elmhurst Energy Systems Ltd |
| Assessor ID | EES/015763 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

### Assessment details

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|---|---|
| Assessor's declaration | No related party |
| Date of assessment | 25 June 2019 |
| Date of certificate | 25 June 2019 |
| Type of assessment | RdSAP |