

[Skip to main content](#)



GOV.UK

[Find an energy certificate](#)

# Energy performance certificate (EPC)

---

## Certificate contents

[Rules on letting this property](#)

[Energy performance rating for this property](#)

[Breakdown of property's energy performance](#)

[Environmental impact of this property](#)

[Improve this property's energy performance](#)

[Estimated energy use and potential savings](#)

[Contacting the assessor and accreditation scheme](#)

[Other certificates for this property](#)

## Share this certificate

-  [Email](#)

-  [Copy link to clipboard](#)

-  [Print](#)

---

Energy rating

C

130 Twickenham Road  
LONDON  
E11 4BW

Valid until **8 August 2032**

Certificate number **0388-1025-5228-2622-9204**

Property type

Top-floor flat

Total floor area

65 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](#).

## Energy efficiency rating for this property

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

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71   c	79   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

<b>Feature</b>	<b>Description</b>	<b>Rating</b>
<b>Wall</b>	Solid brick, as built, no insulation (assumed)	Very poor
<b>Roof</b>	Pitched, 200 mm loft insulation	Good
<b>Window</b>	Some double glazing	Very poor
<b>Main heating</b>	Boiler and radiators, mains gas	Good
<b>Main heating control</b>	Programmer, room thermostat and TRVs	Good
<b>Hot water</b>	From main system	Good
<b>Lighting</b>	Low energy lighting in 50% of fixed outlets	Good
<b>Floor</b>	(another dwelling below)	N/A
<b>Secondary heating</b>	None	N/A

## Primary energy use

The primary energy use for this property per year is 193 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 B.

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

6 tonnes of CO<sub>2</sub>

This property produces

2.2 tonnes of CO<sub>2</sub>

This property's potential production

1.4 tonnes of CO<sub>2</sub>

By making the [recommended changes](#), you could reduce this property's CO<sub>2</sub> emissions by 0.8 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

Potential energy rating

C

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 C (71) to C (79).

► Do I need to follow these steps in order?

### Step 1: Internal or external wall insulation

Internal or external wall insulation

Typical installation cost

£4,000 - £14,000

Typical yearly saving

£84

Potential rating after completing step 1

76 | C

## Step 2: Low energy lighting

Low energy lighting

Typical installation cost

£15

Typical yearly saving

£26

Potential rating after completing steps 1 and 2

76 | C

## Step 3: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost

£3,300 - £6,500

Typical yearly saving

£39

Potential rating after completing steps 1 to 3

79 | 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

£531

Potential saving

£149

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**

**Space heating** 5811 kWh per year

**Water heating** 1935 kWh per year

Potential energy savings by installing insulation

**Type of insulation Amount of energy saved**

**Solid wall insulation** 2095 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

Assessor's name

Anthony Francis

Telephone

07985 607276

Email

[greenstarservices@outlook.com](mailto:greenstarservices@outlook.com)

### Accreditation scheme contact details

Accreditation scheme

Stroma Certification Ltd

Assessor ID

STRO003362

Telephone

0330 124 9660

Email

[certification@stroma.com](mailto:certification@stroma.com)

### Assessment details

Assessor's declaration

No related party

Date of assessment

8 August 2022

Date of certificate

9 August 2022

Type of assessment

► Show information about the 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 [dluhc.digital-services@levellingup.gov.uk](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

## Support links

- [Accessibility statement](#)
- [Cookies on our service](#)
- [Feedback](#)
- [Service performance](#)

**OGL** All content is available under the [Open Government Licence v3.0](#), except where otherwise stated  
[© Crown copyright](#)