English | Cymraeg

# **Energy performance certificate (EPC)**

Total floor area		48 square m	netres
Property type		Mid-floor fla	t
LONDON E11 2XA	E	Certificate number:	9597-1002-6204-5522-2200
Flat 12 Westleigh Court 2 Nightingale Lane	Energy rating	Valid until:	14 April 2032

### Rules on letting this property

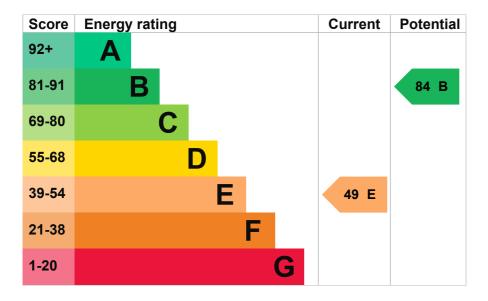
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standardlandlord-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
Window	Fully double glazed	Average
Main heating	Electric storage heaters	Average
Main heating control	Manual charge control	Poor
Hot water	Electric immersion, off-peak	Very poor
Lighting	No low energy lighting	Very poor
Roof	(another dwelling above)	N/A
Floor	(another dwelling below)	N/A
Secondary heating	Portable electric heaters (assumed)	N/A

#### Primary energy use

The primary energy use for this property per year is 468 kilowatt hours per square metre (kWh/m2).

About primary energy use

### Additional information

Additional information about this property:

· Cavity fill is recommended

### How this affects your energy bills

An average household would need to spend £1,136 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 £809 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2022** 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:

- 2,106 kWh per year for heating
- 4,742 kWh per year for hot water

### Impact on the environment

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

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	3.8 tonnes of CO2

#### This property's potential production

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.

## Changes you could make

Do I need to follow these steps in order?

#### Step 1: Cavity wall insulation

Typical installation cost	£500 - £1,500
Typical yearly saving	£180
Potential rating after completing step 1	58 D

#### Step 2: Hot water cylinder insulation

Insulate hot water cylinder with 80 mm jacket

Typical installation cost	£15 - £30
Typical yearly saving	£428
Potential rating after completing steps 1 and 2	75 C

#### Step 3: Low energy lighting

Typical installation cost	£30
Typical yearly saving	£40
Potential rating after completing steps 1 to 3	77 C

#### Step 4: High heat retention storage heaters

Typical installation cost	£800 - £1,200
Typical yearly saving	£163
Potential rating after completing steps 1 to 4	84 B

### Help paying for energy improvements

You might be able to get a grant from the Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

#### More ways to save energy

Find ways to save energy in your home.

## 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.

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Assessor's name	Lindsay Sands
Telephone	08000328322
Email	lindsay.sands@warmfrontteam.co.uk

#### 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
Assessor's ID	STR0021475
Telephone	0330 124 9660
Email	certification@stroma.com

#### About this assessment

Assessor's declaration	No related party
Date of assessment	11 April 2022
Date of certificate	15 April 2022
Type of assessment	► <u>RdSAP</u>

### 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 <u>dluhc.digital-services@levellingup.gov.uk</u> or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number	0136-2816-7698-9295-1971 (/energy-certificate/0136-2816- 7698-9295-1971)
Valid until	16 January 2025

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