

# Energy performance certificate (EPC)

47, Hollybush Hill LONDON E11 1PX	Energy rating	Valid until:	28 March 2026
	<b>E</b>	Certificate number:	8902-7514-1329-4827-2763

Property type	Detached house
Total floor area	137 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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.](#)

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		81 B
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>	40 E	
21-38	<b>F</b>		
1-20	<b>G</b>		

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	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 100 mm loft insulation	Average
Roof	Pitched, no insulation (assumed)	Very poor
Window	Mostly double glazing	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system, no cylinder thermostat	Average
Lighting	Low energy lighting in 31% of fixed outlets	Average
Floor	Suspended, no insulation (assumed)	N/A
Floor	To unheated space, no insulation (assumed)	N/A
Secondary heating	None	N/A

## Primary energy use

The primary energy use for this property per year is 386 kilowatt hours per square metre (kWh/m<sup>2</sup>).

► [About primary energy use](#)

## How this affects your energy bills

An average household would need to spend **£2,022 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 £1,216 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2016** 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:

- 24,785 kWh per year for heating
- 5,338 kWh per year for hot water

## Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year.

## Carbon emissions

<b>An average household produces</b>	6 tonnes of CO <sub>2</sub>
<b>This property produces</b>	9.4 tonnes of CO <sub>2</sub>
<b>This property's potential production</b>	2.4 tonnes of CO <sub>2</sub>

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: Internal or external wall insulation

Typical installation cost £4,000 - £14,000

Typical yearly saving £642

Potential rating after completing step 1 **58 D**

## Step 2: Floor insulation (suspended floor)

Typical installation cost £800 - £1,200

Typical yearly saving £116

Potential rating after completing steps 1 and 2 **61 D**

## Step 3: Hot water cylinder insulation

Increase hot water cylinder insulation

Typical installation cost £15 - £30

Typical yearly saving £73

Potential rating after completing steps 1 to 3 **63 D**

## Step 4: Low energy lighting

Typical installation cost £90

Typical yearly saving £43

Potential rating after completing steps 1 to 4 **64 D**

## Step 5: Heating controls (room thermostat and TRVs)

Typical installation cost £350 - £450

Typical yearly saving £116

Potential rating after completing steps 1 to 5 **68 D**

## Step 6: Replace boiler with new condensing boiler

Typical installation cost £2,200 - £3,000

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Typical yearly saving	£178
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Potential rating after completing steps 1 to 6	73 C
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## Step 7: Solar water heating

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Typical installation cost	£4,000 - £6,000
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Typical yearly saving	£47
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Potential rating after completing steps 1 to 7	74 C
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## Step 8: Solar photovoltaic panels, 2.5 kWp

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Typical installation cost	£5,000 - £8,000
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Typical yearly saving	£278
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Potential rating after completing steps 1 to 8	81 B
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## Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](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.

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Assessor's name	Serkan Memduh
Telephone	07783 470710
Email	<a href="mailto:serkanmemduh@googlemail.com">serkanmemduh@googlemail.com</a>

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### Contacting the accreditation scheme

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

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Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO001272
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

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## About this assessment

Assessor's declaration	No related party
Date of assessment	29 March 2016
Date of certificate	29 March 2016
Type of assessment	▶ <a href="#">RdSAP</a>

## 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.

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/hUnC3Xq1T4\)](https://forms.office.com/e/hUnC3Xq1T4) [Service performance \(/service-performance\)](#)

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