Energy performance certificate (EPC)			
16 Elsworthy Road LONDON NW3 3DJ	Energy rating	Valid until: 19 July 2032 Certificate number: 0442-3018-6203-1042-0200	
Property type		End-terrace house	
Total floor area		584 square metres	

Rules on letting this property

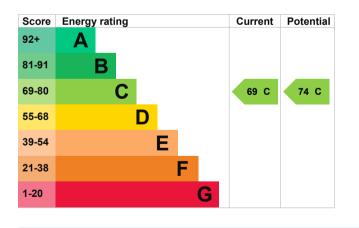
Properties can be let if they have an energy rating from A to E.

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

Energy rating and score

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

<u>See how to improve this property's energy</u> <u>efficiency</u>.



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)	Poor
Wall	System built, as built, insulated (assumed)	Good
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Flat, insulated (assumed)	Good
Roof	Roof room(s), insulated (assumed)	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating	Boiler and underfloor heating, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Main heating control	Programmer and at least two room thermostats	Good
Hot water	From main system, plus solar	Very good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, insulated (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

• Solar water heating

Primary energy use

The primary energy use for this property per year is 146 kilowatt hours per square metre (kWh/m2).

Environmental imp property	oact of this	This property's potential production	12.0 tonnes of CO2
This property's current environmental impact rating is D. 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. CO2 harms the environment.		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
This property produces	15.0 tonnes of CO2		

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£382
2. Solar photovoltaic panels	£3,500 - £5,500	£365

Paying for energy improvements

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

Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£3515
Potential saving if you complete every step in order	£383

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.

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	52033 kWh per year	
Water heating	3200 kWh per year	
Potential energy insulation	savings by installing	
Type of insulation	Amount of energy saved	
Solid wall insulation	6575 kWh per year	
Saving energy in this property		

Find ways to save energy in your home by visiting <u>www.gov.uk/improve-energy-efficiency</u>.

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	
Telephone	
Email	

Malgorzata Lesniak 07810634062 <u>mlesniak1969@hotmail.co.uk</u>

Elmhurst Energy Systems Ltd

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate Type of assessment 01455 883 250 enquiries@elmhurstenergy.co.uk No related party

4 July 2022 20 July 2022 RdSAP

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