Energy performance certificate (EPC)

	2, Bristol Gardens LONDON W9 2JG	Valid until:	5 October 2024
LONDON		Certificate number:	8998-8572-8829-2707- 5043
Property type	Mid-terrace house		
Total floor area	154 square metres		

Rules on letting this property

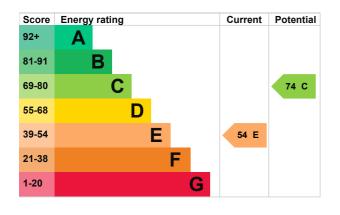
Properties can be let if they have an energy rating from A to E.

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

Energy rating and score

This property's energy rating is E. 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)	Very poor
Roof	Flat, no insulation (assumed)	Very poor
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Partial double glazing	Poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Good
Lighting	No low energy lighting	Very poor
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 253 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £1,693 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 £510 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2014** 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:

- 26,582 kWh per year for heating
- 2,624 kWh per year for hot water

Impact on the envir	ronment	This property produces	7.5 tonnes of CO2
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.		This property's potential production4.2 tonnes of CO2	
		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
Carbon emissions		These ratings are based of about average occupancy	/ and energy use.
An average household produces	6 tonnes of CO2	People living at the property may use differ amounts of energy.	

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£259.91
2. Draught proofing	£80 - £120	£28.34
3. Low energy lighting	£160	£64.16
4. Heating controls (TRVs)	£350 - £450	£60.87
5. Solar water heating	£4,000 - £6,000	£41.43
6. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£56.35
7. Solar photovoltaic panels	£9,000 - £14,000	£258.18

Help 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.

More ways to save energy

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

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.

Assessor's name	Robert Phillips
Telephone	02083491362
Email	robert@theepcgroup.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	STR0002291
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Assessor's declaration	No related party	
Date of assessment	3 October 2014	
Date of certificate	6 October 2014	
Type of assessment	<u>RdSAP</u>	