Energy performance certificate (EPC)



This certificate has expired.

You can get a new certificate by visiting www.gov.uk/get-new-energy-certificate

Get help with certificates for this property

If you need help getting a new certificate or if you know of other certificates for this property that are not listed here, contact the Department for Levelling Up, Housing and Communities (DLUHC).

dluhc.digital-services@levellingup.gov.uk Telephone: 020 3829 0748

21b Wakeman Road LONDON NW10 5BJ

Energy rating

Е

This certificate 25 August 2021 expired on:

Certificate number: 0389-2896-6989-9629-3591

Property type Top-floor flat

Total floor area 60 square metres

Rules on letting this property

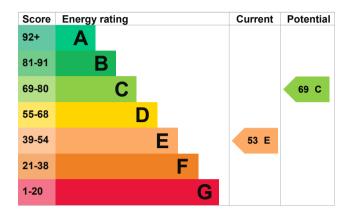
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance</u> for <u>landlords</u> on the <u>regulations</u> and <u>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 current energy rating is E. It has the potential to be C.

<u>See how to improve this property's energy</u> 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	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 12 mm loft insulation	Very poor
Window	Partial double glazing	Poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system	Good
Lighting	Low energy lighting in 63% of fixed outlets	Good
Floor	(other premises below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 349 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £805 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 £285 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2011** 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:

- 11,372 kWh per year for heating
- 1,861 kWh per year for hot water

Impact on the environment	This property produces	4.0 tonnes of CO2
This property's current environmental impact rating is E. It has the potential to be C.	This property's potential production	2.3 tonnes of CO2
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.	
Carbon emissions	This will help to protect the	environment.

6 tonnes of CO2

These ratings are based on assumptions about

living at the property may use different amounts

average occupancy and energy use. People

Changes you could make

An average household

produces

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £300	£159
2. Low energy lighting	£8	£11
3. Heating controls (room thermostat and TRVs)	£350 - £450	£72
4. Condensing boiler	£1,500 - £3,500	£44

of energy.

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 Peter Charalambides
Telephone 07970 439 659

Email <u>info@papooseservices.co.uk</u>

Contacting the accreditation scheme

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

Accreditation scheme Northgate
Assessor's ID NGIS802197
Telephone 01455 883 250

Email <u>enquiries@elmhurstenergy.co.uk</u>

About this assessment

Assessor's declaration No related party
Date of assessment 26 August 2011
Date of certificate 26 August 2011

Type of assessment RdSAP