

Energy performance certificate (EPC)

Flat 34 Clarinet Court
19, Symphony Close
EDGWARE
HA8 0EH

Energy rating

C

Valid until: **6 October 2025**

Certificate number: **8105-6320-5939-5616-1902**

Property type

Mid-floor flat

Total floor area

52 square metres

Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on 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 efficiency rating for this property

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

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says “assumed”, it means that the feature could not be inspected and an assumption has been made based on the property’s age and type.

Feature	Description	Rating
Wall	Cavity wall, as built, insulated (assumed)	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	No low energy lighting	Very poor
Roof	(another dwelling above)	N/A
Floor	(another dwelling below)	N/A
Basement	To external air, insulated (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 152 kilowatt hours per square metre (kWh/m²).

[What is primary energy use?](#)

Environmental impact of this property

This property’s current environmental impact rating is C. It has the potential to be B.

Properties are rated in a scale from A to G based on how much carbon dioxide (CO₂) they produce.

Properties with an A rating produce less CO₂ than G rated properties.

Annual average household carbon dioxide production	6 tonnes of CO ₂
Carbon dioxide production of this property	1.4 tonnes of CO ₂
Potential carbon dioxide reduction of this property	1.1 tonnes of CO ₂

making the [recommended changes](#), you could reduce this property's CO2 emissions by 0.3 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

Improve this property's energy performance

Following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from C (77) to C (80).

[Do I need to follow these steps in order?](#)

Potential energy
rating

C

Step 1: Low energy lighting

Low energy lighting

Typical installation cost

£30

Typical yearly saving

£34

Potential rating after completing step

78 | C

Step 2: Replace boiler with new condensing boiler

Condensing boiler

Typical installation cost

£2,200 - £3,000

Typical yearly saving

£25

Potential rating after completing steps
and 2

80 | C

Looking for energy improvements

[Find energy grants and ways to save energy in your home. \(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings

Estimated yearly energy cost for this

£406

Property

Potential saving

£59

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is based on how energy is used by the people living at the property.

The potential saving shows how much money you could save if you [complete each recommended step in order](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice \(https://www.simpleenergyadvice.org.uk/\)](https://www.simpleenergyadvice.org.uk/).

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
Radiance heating	1858 kWh per year
Water heating	1728 kWh per year

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

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

Bilal Khan

Telephone

08456 809 231

Email

admin@epcportal.com

Accreditation scheme contact details

Accreditation scheme	NHER
Assessor ID	NHER006690
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration	No related party
Date of assessment	6 October 2015
Date of certificate	7 October 2015
Type of assessment	▶ RdSAP

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 ehc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748.

Certificate number	7208-0091-6234-5562-3950 (/energy-certificate/7208-0091-6234-5562-3950)
Expired on	1 May 2022
Certificate number	8909-6323-5930-5624-1992 (/energy-certificate/8909-6323-5930-5624-1992)
Expired on	13 July 2021
Certificate number	9108-0091-6239-5961-3050 (/energy-certificate/9108-0091-6239-5961-3050)

xpired on

10 January 2019
