

# Energy performance certificate (EPC)

8 Graham Lodge Montgomery Road EDGWARE HA8 6NR	Energy rating  C	Valid until: 23 May 2032  Certificate number: 0390-2614-3150-2622-6661
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Property type	Top-floor maisonette
Total floor area	63 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	<div>76   c</div>	<div>77   c</div>
81-91	B		
69-80	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
Floor	Flat, insulated (assumed)	Average
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 67% of fixed outlets	Good
Other	(another dwelling below)	N/A
Secondary heating	None	N/A

## Primary energy use

The primary energy use for this property per year is 154 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.

For an average household	6 tonnes of CO2
This property produces	1.7 tonnes of CO2
This property’s potential reduction	1.7 tonnes of CO2

By making the [recommended changes](#), you could reduce this property’s CO2 emissions by 0.0 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 (76) to C (77).

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



Step 1: Low energy lighting

Low energy lighting

Typical installation cost	£15
Typical yearly saving	£18
Potential rating after completing step	77   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 property	£442
Potential saving	£18

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

pe of heating	Estimated energy used
face heating	3746 kWh per year
ater heating	1901 kWh per year

**otential energy savings by installing insulation**

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

**ontacting the assessor and accreditation scheme**

his 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	Lucienne Cox
Telephone	07958532271
Email	<a href="mailto:luciesepcs@gmail.com">luciesepcs@gmail.com</a>

**Accreditation scheme contact details**

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/024186
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

**Assessment details**

Assessor’s declaration	No related party
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24 May 2022

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24 May 2022

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▶ [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 [ihc.digital-services@levellingup.gov.uk](mailto:ihc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.