# **Energy performance certificate** (EPC)

4, Grace Close Pavilion Way EDGWARE HA8 9YY

Energy rating

C

Valid until: 21 September 2025

Certificate number:

8007-5293-0929-6227-3153

roperty type

Mid-floor flat

otal floor area

53 square metres

#### iles on letting this property

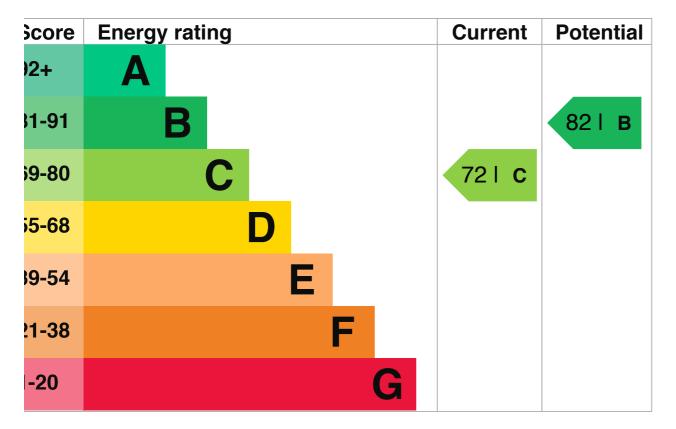
operties can be rented if they have an energy rating from A to E.

he property is rated F or G, it cannot be let, unless an exemption has been registered. You can read <u>guidance for landlords or regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-dlord-guidance).</u>

#### nergy efficiency rating for this property

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

e how to improve this property's energy performance.



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

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

operties are also given a score. The higher the number the lower your fuel bills are likely to be.

r properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

#### eakdown of property's energy performance

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

ch feature is assessed as one of the following:

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

nen the description says "assumed", it means that the feature could not be inspected and an assumption has been made sed on the property's age and type.

ature	Description	Rating
Ile	Timber frame, as built, insulated (assumed)	Good
ndow	Fully double glazed	Average
ain heating	Room heaters, electric	Very poor
in heating control	Appliance thermostats	Good
t water	Electric immersion, standard tariff	Very poor
ıhting	No low energy lighting	Very poor
of	(another dwelling above)	N/A
or	(another dwelling below)	N/A
condary heating	None	N/A

# rimary energy use

e primary energy use for this property per year is 195 kilowatt hours per square metre (kWh/m2).

What is primary energy use?

#### vironmental impact of this property

is property's current environmental impact rating is C. It has the potential to be C.

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

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

n average household roduces	6 tonnes of CO2
his property produces	1.7 tonnes of CO2
his property's potential roduction	1.7 tonnes of CO2

making the <u>recommended changes</u>, you could reduce this property's CO2 emissions by 0.0 tonnes per year. This will help to steet the environment.

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

#### prove this property's energy performance

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

rrying out these changes in order will improve the property's energy rating and score from C (72) B (82).

Do I need to follow these steps in order?

# Potential energy rating

# tep 1: Low energy lighting

w energy lighting

/pical installation cost	£80
pical yearly saving	£25
otential rating after completing step	73 I C

# tep 2: High heat retention storage heaters

3h heat retention storage heaters

pical installation cost	£1,200 - £1,800
pical yearly saving	£146
otential rating after completing steps and 2	82 I B

# aying for energy improvements

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

stimated energy use and potential savings

## stimated yearly energy cost for this

£508

#### roperty

## otential saving £171

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

e potential saving shows how much money you could save if you complete each recommended step in order.

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

# leating use in this property

ating a property usually makes up the majority of energy costs.

#### stimated energy used to heat this property

pe of heating	Estimated energy used
ace heating	1103 kWh per year
ater heating	1751 kWh ner year

#### otential energy savings by installing insulation

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

#### ontacting the assessor and accreditation scheme

is EPC was created by a qualified energy assessor.

ou are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

vou are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

creditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

# ssessor contact details

ssessor's name	Shmuel Heisz
elephone	02084587444
mail	shmuel@cecenergy.co.uk

# ccreditation scheme contact details

ccreditation scheme	Quidos Limited
ssessor ID	QUID205616
elephone	01225 667 570
mail	info@quidos.co.uk

# ssessment details

ssessor's declaration	No related party
ate of assessment	21 September 2015
ate of certificate	22 September 2015
/pe of assessment	► <u>RdSAP</u>

#### ther certificates for this property

vou are aware of previous certificates for this property and they are not listed here, please contact us at <a href="mailto:lhc.digital-services@levellingup.gov.uk">lhc.digital-services@levellingup.gov.uk</a> or call our helpdesk on 020 3829 0748.

ere are no related certificates for this property.