

Energy performance certificate (EPC)

5 Deepfield Court
Botham Close
EDGWARE
HA8 9YG

Energy rating

C

Valid until: 10 November 2025

Certificate number: 9547-2800-7298-9595-7211

Property type

Top-floor flat

Total floor area

36 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 | 73 C | 78 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 | Timber frame, as built, insulated (assumed) | Good |
| Roof | Pitched, 100 mm loft insulation | Average |
| Window | Fully double glazed | Good |
| Main heating | Electric storage heaters | Average |
| Main heating control | Manual charge control | Poor |
| Hot water | Electric immersion, off-peak | Average |
| Lighting | Low energy lighting in 17% of fixed outlets | Poor |
| Other | (another dwelling below) | N/A |
| Secondary heating | Room heaters, electric | N/A |

Primary energy use

The primary energy use for this property per year is 389 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 D. 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 | 2.4 tonnes of CO₂ |
| This property's potential reduction | 1.9 tonnes of CO₂ |

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 0.5 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 (73) to C (78).

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

Potential energy
rating

C

Step 1: Increase loft insulation to 270 mm

Increase loft insulation to 270 mm

Typical installation cost

£100 - £350

Typical yearly saving

£40

Potential rating after completing step

76 | C

Step 2: Low energy lighting

Low energy lighting

Typical installation cost

£25

Typical yearly saving

£19

Potential rating after completing steps
and 2

77 | C

Step 3: Heat recovery system for mixer showers

Heat recovery system for mixer showers

Typical installation cost

£585 - £725

Typical yearly saving

£17

Potential rating after completing steps
to 3

78 | C

aying for energy improvements

[id 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 £399

Potential saving £76

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 |
|-----------------|-----------------------|
|-----------------|-----------------------|

| | |
|---------------|-------------------|
| Space heating | 2760 kWh per year |
|---------------|-------------------|

| | |
|---------------|-------------------|
| Water heating | 1455 kWh per year |
|---------------|-------------------|

Potential energy savings by installing insulation

| Type of insulation | Amount of energy saved |
|--------------------|------------------------|
|--------------------|------------------------|

| | |
|-----------------|------------------|
| Loft insulation | 508 kWh per year |
|-----------------|------------------|

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

07737075738

Mail

bilalkhan_2001@hotmail.com

Accreditation scheme contact details

Accreditation scheme

NHER

Assessor ID

NHER006690

Telephone

01455 883 250

Mail

enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration

No related party

Date of assessment

10 November 2015

Date of certificate

11 November 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.

There are no related certificates for this property.