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

roperty type

Top-floor flat

otal floor area

36 square metres

iles on letting this property

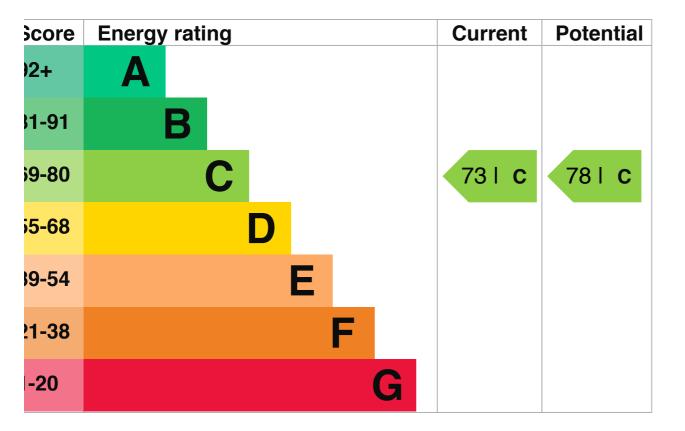
operties can be rented if they have an energy rating from A to E.

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 C.

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
الد	Timber frame, as built, insulated (assumed)	Good
of	Pitched, 100 mm loft insulation	Average
ndow	Fully double glazed	Good
ain heating	Electric storage heaters	Average
ain heating control	Manual charge control	Poor
t water	Electric immersion, off-peak	Average
ıhting	Low energy lighting in 17% of fixed outlets	Poor
or	(another dwelling below)	N/A
condary heating	Room heaters, electric	N/A

rimary energy use

e primary energy use for this property per year is 389 kilowatt hours per square metre (kWh/m2).

What is primary energy use?

nvironmental impact of this property

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

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	2.4 tonnes of CO2
his property's potential roduction	1.9 tonnes of CO2

making the <u>recommended changes</u>, you could reduce this property's CO2 emissions by 0.5 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 (73) C (78).

Do I need to follow these steps in order?

Potential energy rating

tep 1: Increase loft insulation to 270 mm

rease loft insulation to 270 mm

pical installation cost	£100 - £350
/pical yearly saving	£40
otential rating after completing step	76 I C

tep 2: Low energy lighting

w energy lighting

pical installation cost	£25
pical yearly saving	£19
otential rating after completing steps and 2	77 I C

tep 3: Heat recovery system for mixer showers

at recovery system for mixer showers

pical installation cost	£585 - £725
pical yearly saving	£17
otential rating after completing steps to 3	78 I C

aying for energy improvements

nd 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 roperty

£399

otential saving

£76

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 2760 kWh per year

ater heating 1455 kWh per year

otential energy savings by installing insulation

pe of insulation Amount of energy saved

ft insulation 508 kWh per year

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.

rou 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

Bilal Khan

elephone	07737075738
mail	bilalkhan 2001@hotmail.com

ccreditation scheme contact details

ccreditation scheme	NHER
ssessor ID	NHER006690
elephone	01455 883 250
mail	enquiries@elmhurstenergy.co.uk

ssessment details

ssessor's declaration	No related party
ate of assessment	10 November 2015
ate of certificate	11 November 2015
/pe of assessment	► RdSAP

ther certificates for this property

ou are aware of previous certificates for this property and they are not listed here, please contact us at hc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748.

ere are no related certificates for this property.