

Energy performance certificate (EPC)

61, Springwood Crescent EDGWARE HA8 8SE	Energy rating D	Valid until: 2 January 2025
		Certificate number: 9639-2819-7625-9274-6041

Property type

Mid-floor flat

Total floor area

49 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 D. 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		80 C
55-68	D	63 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	Average
Main heating	Room heaters, electric	Very poor
Main heating control	No thermostatic control of room temperature	Poor
Hot water	Electric immersion, standard tariff	Very poor
Lighting	Low energy lighting in 20% of fixed outlets	Poor
Neighbourhood	(another dwelling above)	N/A
Neighbourhood	(another dwelling below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 265 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 C.

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.

Current average household CO ₂ production	6 tonnes of CO ₂
CO ₂ produced by this property	2.2 tonnes of CO ₂
Potential CO ₂ reduction for this property	2.0 tonnes of CO ₂

By making the [recommended changes](#), you could reduce this property’s CO₂ emissions by 0.2 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 D (63) to C (80).

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

**Step 1: Hot water cylinder insulation**

Install additional 80 mm jacket to hot water cylinder

Typical installation cost

£15 - £30

Typical yearly saving

£21

Potential rating after completing step

64 | D

Step 2: Low energy lighting

Install low energy lighting

Typical installation cost

£40

Typical yearly saving

£16

Potential rating after completing steps 1 and 2

65 | D

Step 3: High heat retention storage heaters

Install high heat retention storage heaters

Typical installation cost

£1,200 - £1,800

Typical yearly saving

£251

Potential rating after completing steps to 3

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 property

£611

Potential saving

£287

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

1979 kWh per year

Water heating

1813 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.

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

Assessor contact details

Assessor's name	Andrew Georgiou
Telephone	07956 408 229
mail	ageorgiou10@hotmail.com

Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO001582
Telephone	0330 124 9660
mail	certification@stroma.com

Assessment details

Assessor's declaration	No related party
Date of assessment	31 December 2014
Date of certificate	3 January 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.

