| Energy performance certificate (EPC) | | | |
|--|---------------|---|--|
| 3 Abercorn Cottages Abercorn Place LONDON NW8 9XU | Energy rating | Valid until: 1 March 2032 Certificate number: 3732-9722-4100-0202-3222 | |
| Property type | | End-terrace house | |
| Total floor area | | 142 square metres | |

Rules on letting this property

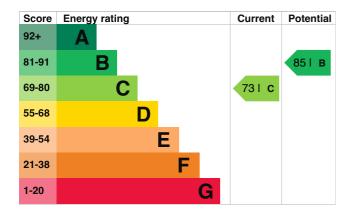
Properties can be rented if they have an energy rating from A to E.

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 the regulations and exemptions (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 B.

<u>See how to improve this property's energy</u> performance.



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 | Solid brick, with internal insulation | Good |
| Roof | Flat, insulated | Good |
| Window | Fully double glazed | Good |
| Main heating | Boiler and underfloor heating, mains gas | Good |
| Main heating control | Time and temperature zone control | Very good |
| Hot water | From main system, no cylinder thermostat | Average |
| Lighting | Low energy lighting in all fixed outlets | Very good |
| Floor | Suspended, no insulation (assumed) | N/A |
| Secondary heating | None | N/A |

Primary energy use

The primary energy use for this property per year is 156 kilowatt hours per square metre (kWh/m2).

| Environmental impa property | ict of this | This property produces | 3.9 tonnes of CO2 |
|---|------------------|---|-----------------------|
| This property's current envir rating is D. It has the potent | • | This property's potential production | 2.0 tonnes of CO2 |
| Properties are rated in a sca based on how much carbon produce. | | By making the <u>recommend</u> could reduce this property's 1.9 tonnes per year. This w environment. | s CO2 emissions by |
| Properties with an A rating | produce less CO2 | | |
| than G rated properties. | | Environmental impact ratin assumptions about average | - |
| An average household produces | 6 tonnes of CO2 | energy use. They may not consumed by the people liv | reflect how energy is |

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from C (73) to B (85).

| Recommendation | Typical installation cost | Typical yearly saving |
|---------------------------------------|---------------------------|-----------------------|
| 1. Floor insulation (suspended floor) | £800 - £1,200 | £60 |
| 2. Hot water cylinder thermostat | £200 - £400 | £47 |
| 3. Solar water heating | £4,000 - £6,000 | £43 |
| 4. Solar photovoltaic panels | £3,500 - £5,500 | £348 |

Paying for energy improvements

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

Estimated energy use and potential savings

| Estimated yearly energy cost for this property | £823 |
|--|------|
| Potential saving | £150 |

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The estimated saving is based on making all of the recommendations in <u>how to improve this</u> <u>property's energy performance</u>.

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

Heating use in this property

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

Estimated energy used to heat this property

| Space heating | 10467 kWh per year |
|---------------|--------------------|
| Water heating | 3646 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.

You might be able to receive <u>Renewable Heat</u> <u>Incentive payments (https://www.gov.uk/domestic-renewable-heat-incentive)</u>. This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

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 | Balazs Kova |
|-----------------|-------------|
| Telephone | 0203 239 54 |
| Email | info@primep |

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

Balazs Kovacs 0203 239 5459 info@primeperspectives.com

Elmhurst Energy Systems Ltd EES/022817 01455 883 250 enquiries@elmhurstenergy.co.uk

No related party 22 February 2022 2 March 2022 RdSAP