Energy performance certificate (EPC)			
16 Church Mount LONDON N2 0RP	Energy rating	Valid until: 6 September 2031 Certificate number: 0370-2303-6010-2409-5905	
Property type	Detached house		
Total floor area		410 square metres	

Rules on letting this property

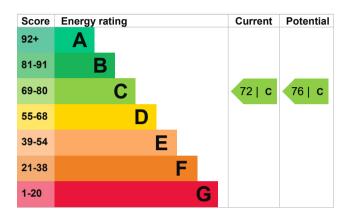
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance for landlords on the regulations and exemptions</u> (<u>https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</u>).

Energy efficiency rating for this property

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

<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	Cavity wall, as built, insulated (assumed)	Good
Roof	Roof room(s), insulated (assumed)	Good
Window	Fully double glazed	Average
Main heating	Boiler and underfloor heating, mains gas	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	Good
Lighting	Low energy lighting in 5% of fixed outlets	Very poor
Floor	Solid, insulated (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 144 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

• Dwelling has a swimming pool

The energy assessment for the dwelling does not include energy used to heat the swimming pool.

Environmental impact of this property		This property produces	10.0 tonnes of CO2
This property's current environmental impact rating is D. It has the potential to be C.		This property's potential production	9.1 tonnes of CO2
Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.		By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 0.9 tonnes per year. This will help to protect the environment.	
Properties with an A rating produce less CO2 than G rated properties.			
An average household produces	6 tonnes of CO2	Environmental impact ratir assumptions about averag energy use. They may not consumed by the people li	e occupancy and reflect how energy is

Improve this property's energy performance

By 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 (72) to C (76).

Step	Typical installation cost	Typical yearly saving
1. Low energy lighting	£390	£147
2. Solar photovoltaic panels	£3,500 - £5,500	£343

Paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022)</u>. This will help you buy a more efficient, low carbon heating system for this property.

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£2356
Potential saving	£146

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 potential saving shows how much money you could save if you <u>complete each</u> recommended step in order.

Find ways to save energy in your home.

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	28881 kWh per year	
Water heating	2650 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.

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

Assessor contact details

Assessor's name Telephone Email

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate Type of assessment Jake Griffiths 01189770690 epc@nichecom.co.uk

Elmhurst Energy Systems Ltd EES/017126 01455 883 250 enquiries@elmhurstenergy.co.uk

No related party 7 September 2021 7 September 2021 RdSAP