Energy performance certificate (EPC)			
Top floor flat 321 Shirland Road London W9 3JJ	Energy rating	Valid until: 25 April 2032 Certificate number: 0132-6824-9000-0526-3226	
Property type	Top-floor maisonette		
Total floor area	88 square metres		

## Rules on letting this property

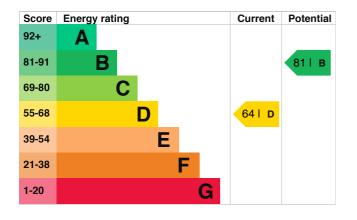
Properties can be rented if they have an energy rating from A to E.

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 D. 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, as built, no insulation (assumed)	Poor
Roof	Flat, no insulation (assumed)	Very poor
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

#### Primary energy use

The primary energy use for this property per year is 234 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property	This property produces	3.6 tonnes of CO2	
This property's current environmental imp rating is D. It has the potential to be B.	ct This property's potential production	1.6 tonnes of CO2	
Properties are rated in a scale from A to 0 based on how much carbon dioxide (CO2 produce.	could reduce this property 2.0 tonnes per year. This	By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 2.0 tonnes per year. This will help to protect the	
Properties with an A rating produce less (	O2 environment.		
than G rated properties.	Environmental impact rati assumptions about avera	0	
An average household 6 tonnes produces		t 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 D (64) to B (81).

Step	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£34
2. Room-in-roof insulation	£1,500 - £2,700	£269
3. Internal or external wall insulation	£4,000 - £14,000	£38

## 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 an potential savings	d	(https://www.simpleener	gyadvice.org.uk/).
		Heating use in this	s property
Estimated yearly energy cost for this property	£767	Heating a property us majority of energy cos	
Potential saving	£342	Estimated energy used to heat this property	
		Space heating	11767 kWh per year
The estimated cost shows how mu			
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.		Water heating	2175 kWh per year
The potential saving shows how much money you could save if you <u>complete each</u> recommended step in order.		Potential energy savings by installing insulation	
		Type of insulation	Amount of energy saved
For advice on how to reduce your e visit Simple Energy Advice	energy bills	Solid wall insulation	665 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	Nina Syruckova
Telephone	07447902465
Email	info@primeperspectives.co

#### Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

## Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

<u>om</u>

Elmhurst Energy Systems Ltd EES/026319 01455 883 250 enquiries@elmhurstenergy.co.uk

No related party 26 April 2022 26 April 2022 **RdSAP**