Energy performance certificate (EPC) 20 Heathgate LONDON NW11 7AN Energy rating Certificate number: 0193-0000-9207-3987-5224 Property type Semi-detached house Total floor area 228 square metres

Rules on letting this property



You may not be able to let this property

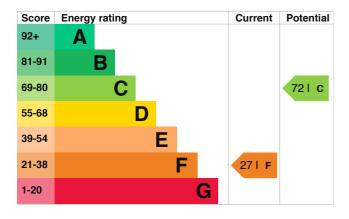
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read <u>guidance for landlords on the regulations and exemptions</u> (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be let if they have an energy rating from A to E. The <u>recommendations section</u> sets out changes you can make to improve the property's rating.

Energy efficiency rating for this property

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

See how to improve this property's energy 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)	Very poor
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Some secondary glazing	Very poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in 73% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 484 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.

An average household produces

6 tonnes of CO2

This property produces

20.0 tonnes of CO2

This property's potential 6.7 tonnes of CO2 production

You could improve this property's CO2 emissions by making the suggested changes. 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 rating

Follow these steps to improve the energy rating and score.

Step	Typical installation cost	Typical yearly saving
1. Room-in-roof insulation	£1,500 - £2,700	£640
2. Internal or external wall insulation	£4,000 - £14,000	£544
3. Floor insulation (solid floor)	£4,000 - £6,000	£101
4. Increase hot water cylinder insulation	£15 - £30	£68
5. Draught proofing	£80 - £120	£81
6. Hot water cylinder thermostat	£200 - £400	£128
7. Condensing boiler	£2,200 - £3,000	£360
8. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£139
9. Solar photovoltaic panels	£3,500 - £5,500	£366

Paying for energy improvements

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

Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£3585
Potential saving if you complete every step in order	£2062

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.

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	39850 kWh per year	
Water heating	5387 kWh per year	
Potential energy savings by installing insulation		
Type of insulation	Amount of energy saved	
Loft insulation	3539 kWh per year	

Saving energy in this property

Solid wall insulation

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

6971 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 Jonathan Shilton Telephone 07881020285

Email jonathan@shiltonphotography.com

Accreditation scheme contact details

Accreditation scheme Stroma Certification Ltd

Assessor ID STR0037365 Telephone 0330 124 9660

Email <u>certification@stroma.com</u>

Assessment details

Assessor's declaration

Date of assessment

Date of certificate

Type of assessment

No related party
1 March 2023
2 March 2023
RdSAP