Energy performance certificate (EPC)		
26, Riverdene EDGWARE HA8 9TD	Energy rating	Valid until: 9 April 2029 Certificate number: 9608-9040-6224-5981-1954
Property type	Semi-detached house	
Total floor area		77 square metres

## Rules on letting this property

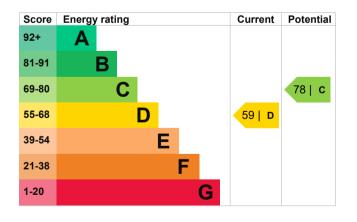
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (<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 D. 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, no insulation (assumed)	Poor
Roof	Pitched, no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 80% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

### Primary energy use

The primary energy use for this property per year is 298 kilowatt hours per square metre (kWh/m2).

### Additional information

Additional information about this property:

• Cavity fill is recommended

Environmental impact of this property		This property produces	4.0 tonnes of CO2
This property's current environmental impact rating is E. It has the potential to be C.		This property's potential production	2.1 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 1.9 tonnes per year. This will help to protect the	
Properties with an A rating pro	oduce less CO2	environment.	
than G rated properties.		Environmental impact rating assumptions about average	5
An average household produces	6 tonnes of CO2	energy use. They may not reflect how energy is consumed by the people living at the property.	

# 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 (59) to C (78).

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£89
2. Floor insulation (solid floor)	£4,000 - £6,000	£27
3. Heating controls (TRVs)	£350 - £450	£29
4. Solar water heating	£4,000 - £6,000	£30
5. Solar photovoltaic panels	£5,000 - £8,000	£306

## 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	£863
Potential saving	£175

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.

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

### 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	13499 kWh per year
Water heating	2078 kWh per year
Potential energy insulation	savings by installing
Type of insulation	Amount of energy saved
Loft insulation	2959 kWh per year
Cavity wall insulation	2428 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	Peter Cowan
Telephone	07702 710383
Email	petercowan77@yahoo.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>co.uk</u>

Stroma Certification Ltd STRO004434 0330 124 9660 certification@stroma.com

No related party 10 April 2019 10 April 2019 RdSAP