Energy performance certificate (EPC)			
18 Windsor Avenue EDGWARE HA8 8SR	Energy rating	Valid until: 7 November 2033 Certificate number: 9093-0220-7507-2316-0404	
Property type		Semi-detached house	
Total floor area		138 square metres	

Rules on letting this property

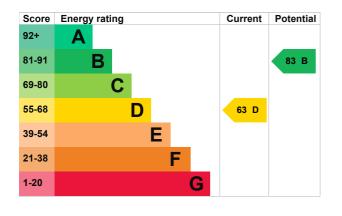
Properties can be let if they have an energy rating from A to E.

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 rating and score

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> <u>efficiency</u>.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy 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

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Roof room(s), insulated (assumed)	Very good
Roof	Flat, limited insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and at least two room thermostats	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
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 232 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£1,144 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £378 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 17,125 kWh per year for heating
- 3,643 kWh per year for hot water

Impact on the enviro	onment	This property produces	5.7 tonnes of CO2
This property's current environmental impact rating is D. It has the potential to be C.		This property's potential production	2.5 tonnes of CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
Carbon emissions		These ratings are based of about average occupancy	and energy use.
An average household produces	6 tonnes of CO2	People living at the property may use dif amounts of energy.	rty may use different

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£42
2. Internal or external wall insulation	£4,000 - £14,000	£161
3. Floor insulation (suspended floor)	£800 - £1,200	£40
4. Hot water cylinder thermostat	£200 - £400	£54
5. Heating controls (zone control)	£350 - £450	£36

Step	Typical installation cost	Typical yearly saving
6. Solar water heating	£4,000 - £6,000	£45
7. Solar photovoltaic panels	£3,500 - £5,500	£345

Help 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.

More ways to save energy

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

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Arje Franzos
Telephone	02084587444
Email	arje@cecenergy.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Quidos Limited	
Assessor's ID	QUID207881	
Telephone	01225 667 570	
Email	info@quidos.co.uk	

About this assessment

Assessor's declaration	No related party	
Date of assessment	7 November 2023	
Date of certificate	8 November 2023	
Type of assessment	<u>RdSAP</u>	