Energy performance certificate (EPC)			
11b Somerset Road	Energy rating	Valid until:	28 April 2034
BRENTFORD TW8 8BX	E	Certificate number:	2110-2354-6040-1100- 6225
Property type		Semi-detached hou	JSE
Total floor area		213 square metres	

Rules on letting this property

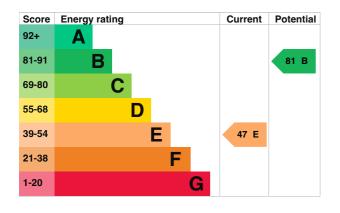
Properties can be let if they have an energy rating from A to E.

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

Energy rating and score

This property's energy rating is E. It has the potential to be B.

See how to improve this property's energy efficiency.



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, insulated (assumed)	Good
Roof	Roof room(s), no insulation (assumed)	Very poor
Roof	Flat, no insulation (assumed)	Very poor
Roof	Pitched, no insulation (assumed)	Very poor
Window	Partial double glazing	Poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Floor	Solid, insulated (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 306 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £5,638 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 £3,233 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** 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:

- 34,955 kWh per year for heating
- 3,010 kWh per year for hot water

Impact on the envir	ronment	This property produces	11.5 tonnes of CO2
This property's environment F. It has the potential to be		This property's potential production	3.7 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 about average occupancy	y and energy use.
An average household produces	6 tonnes of CO2	People living at the prope amounts of energy.	erty may use different

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£237
2. Room-in-roof insulation	£1,500 - £2,700	£978
3. Internal or external wall insulation	£4,000 - £14,000	£938
4. Floor insulation (suspended floor)	£800 - £1,200	£148
5. Draught proofing	£80 - £120	£58

Step	Typical installation cost	Typical yearly saving
6. Condensing boiler	£2,200 - £3,000	£515
7. Solar water heating	£4,000 - £6,000	£127
8. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£232
9. Solar photovoltaic panels	£3,500 - £5,500	£660
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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	Bincy Jayakrishnan	
Telephone	02034882554	
Email	bincy@ozonegroup.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	QUID207805
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

No related party	
26 April 2024	
29 April 2024	
RdSAP	
	26 April 2024 29 April 2024