Energy performance certificate (EPC)			
Flat C 29 Birch Grove ACTON W3 9SP	Energy rating	Valid until: 11 September 2032 Certificate number: 0320-2050-7210-2292-8025	
Property type		Top-floor flat	
Total floor area		48 square metres	

Rules on letting this property

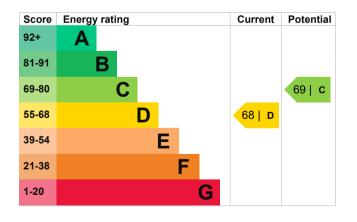
Properties can be let if they have an energy rating from A to E.

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 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	Timber frame, as built, no insulation (assumed)	Very poor
Roof	Pitched, 150 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
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 238 kilowatt hours per square metre (kWh/m2).

Environmental impa property	act of this	This property produces	2.0 tonnes of CO2
This property's current envi rating is D. It has the potent		This property's potential production	1.9 tonnes of CO2
Properties are rated in a sc based on how much carbor produce.	dioxide (CO2) they	By making the <u>recommend</u> could reduce this property's 0.1 tonnes per year. This w environment.	s CO2 emissions by
Properties with an A rating	produce less CO2		
than G rated properties.	6 toppos of CO2	Environmental impact rating assumptions about average energy use. They may not	e occupancy and
An average household produces	6 tonnes of CO2	consumed by the people liv	

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 (68) to C (69).

Step	Typical installation cost	Typical yearly saving
1. Heating controls (room thermostat)	£350 - £450	£21

Paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022)</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	£491
Potential saving if you complete every step in order	£20

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 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	5574 kWh per year

Water heating 1574 kWh per year

Potential energy savings by installing insulation

Type of insulation Amount of energy saved

Loft insulation 253 kWh per year

Saving energy in this property

Find ways to save energy in your home.

Heating use in this property

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	
Telephone	
Email	

Monica Butnaru 07754384601 info@prspective.co.uk

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

Elmhurst Energy Systems Ltd EES/025556 01455 883 250 enquiries@elmhurstenergy.co.uk

No related party 10 September 2022 12 September 2022 RdSAP