

# Energy performance certificate (EPC)

30, Rivington Avenue  
WOODFORD GREEN  
IG8 8LS

Energy rating

D

Valid until 25 October 2029

Certificate number

2858-4906-6220-6491-0904

Property type

End-terrace house

Total floor area

87 square metres

## Rules on letting this property

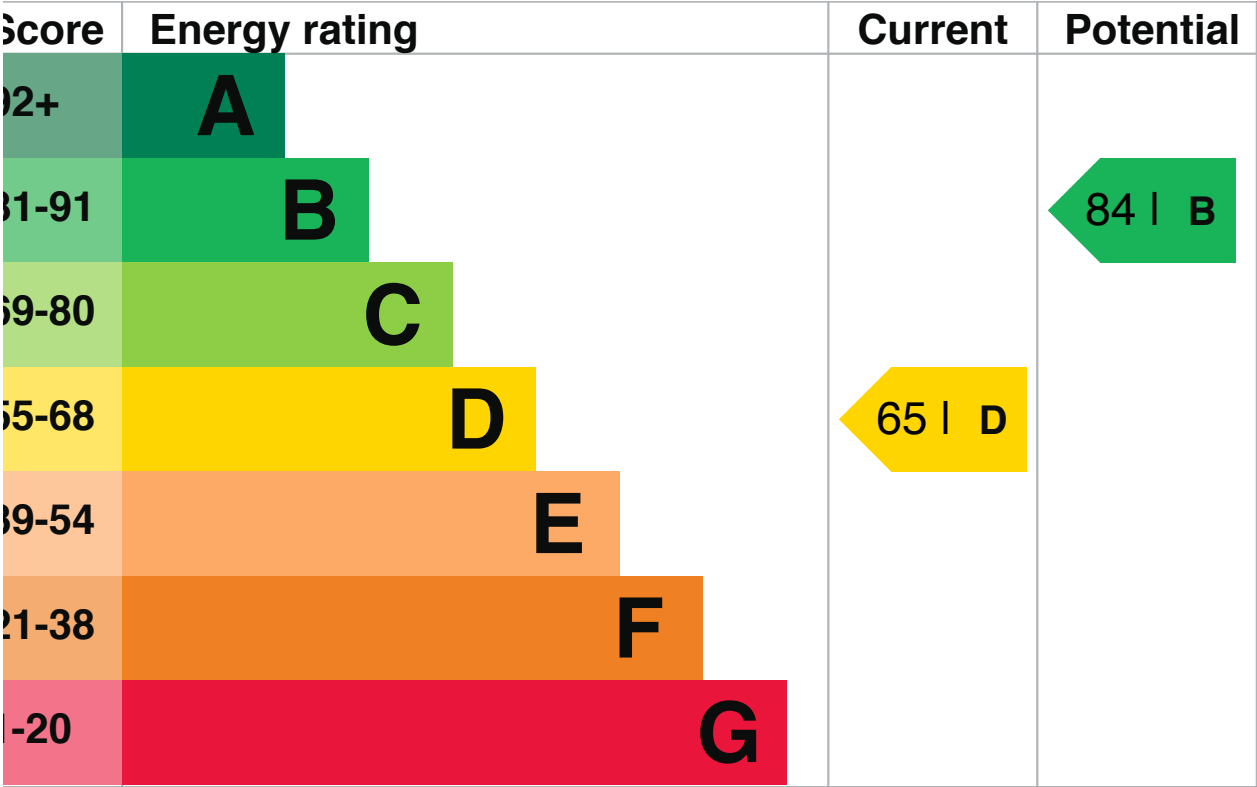
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy efficiency rating for this property

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

[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.

The average energy rating and score for a property in England and Wales are D (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

all	Cavity wall, as built, partial insulation (assumed)	Average
of	Pitched, 300 mm loft insulation	Very good
of	Flat, limited insulation (assumed)	Poor
ndow	Fully double glazed	Average
in heating	Boiler and radiators, mains gas	Good
in heating control	Room thermostat only	Poor
it water	From main system	Good
ghting	Low energy lighting in all fixed outlets	Very good
or	Suspended, no insulation (assumed)	N/A
or	Solid, no insulation (assumed)	N/A
condary heating	None	N/A

## Primary energy use

The primary energy use for this property per year is 231 kilowatt hours per square metre (kWh/m<sup>2</sup>).

[What is primary energy use?](#)

## Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO<sub>2</sub>). The energy used for heating, lighting and power in homes produces over a quarter of the UK's CO<sub>2</sub> emissions.

For an average household	6 tonnes of CO <sub>2</sub>
This property produces	3.5 tonnes of CO <sub>2</sub>
This property's potential reduction	1.4 tonnes of CO <sub>2</sub>

By making the [recommended changes](#), you could reduce this property's CO<sub>2</sub> emissions by 2.1 tonnes per year. 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.

ow to improve this property’s energy performance

aking any of the recommended changes will improve this property’s energy efficiency.

rou make all of the recommended changes, this will improve the property’s energy rating and  
ore from D (65) to B (84).

[What is an energy rating?](#)



Recommendation 1: Internal or external wall insulation

ernal or external wall insulation

ypical installation cost £4,000 - £14,000

ypical yearly saving £152

otential rating after carrying out recommendation 1 71 | C

Recommendation 2: Floor insulation (suspended floor)

oor insulation (suspended floor)

ypical installation cost £800 - £1,200

ypical yearly saving £31

otential rating after carrying out recommendations 1 and 2 73 | C

Recommendation 3: Solar water heating

lar water heating

ypical installation cost £4,000 - £6,000

ypical yearly saving £29

otential rating after carrying out recommendations 1 to 3 74 | C

## Recommendation 4: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

Typical installation cost	£3,500 - £5,500
---------------------------	-----------------

Typical yearly saving	£320
-----------------------	------

Potential rating after carrying out recommendations 1 to 4	84   B
--	--------

## Looking 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	£774
--	------

Potential saving	£212
------------------	------

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is based on how energy is used by the people living at the property.

The estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice \(https://www.simpleenergyadvice.org.uk/\)](https://www.simpleenergyadvice.org.uk/).

## Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Space heating	11702 kWh per year
---------------	--------------------

Water heating	1929 kWh per year
---------------	-------------------

Potential energy savings by installing insulation

type of insulation	Amount of energy saved
cavity wall insulation	493 kWh per year
solid wall insulation	3587 kWh per year

You might be able to receive [Renewable Heat Incentive payments \(https://www.gov.uk/domestic-renewable-heat-incentive\)](https://www.gov.uk/domestic-renewable-heat-incentive). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

## Contacting the assessor and accreditation scheme

If 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	Andreas Andreou
Telephone	02037451093
Email	<a href="mailto:info@assessmenthive.co.uk">info@assessmenthive.co.uk</a>

## Accreditation scheme contact details

Accreditation scheme	Quidos Limited
Assessor ID	QUID207187
Telephone	01225 667 570
Email	<a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a>

## Assessment details

Assessor's declaration	No related party
Date of assessment	25 October 2019

**Other certificates for this property**

If you are aware of previous certificates for this property and they are not listed here, please contact us at [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk), or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.