

# Energy Performance Certificate



Flat 7 Cousins Court, 3, Alwyn Gardens, LONDON, NW4 4XW

<b>Dwelling type:</b>	Mid-floor flat	<b>Reference number:</b>	0849-2825-7627-9596-6651
<b>Date of assessment:</b>	15 February 2016	<b>Type of assessment:</b>	RdSAP, existing dwelling
<b>Date of certificate:</b>	16 February 2016	<b>Total floor area:</b>	46 m <sup>2</sup>

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 975</b>
--	--------------

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 135 over 3 years	£ 135 over 3 years	Not applicable
Heating	£ 432 over 3 years	£ 432 over 3 years	
Hot Water	£ 408 over 3 years	£ 408 over 3 years	
Totals	£ 975	£ 975	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G

Not energy efficient - higher running costs

Current	Potential
81	81

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Flat 7 Cousins Court, 3, Alwyn Gardens, , LONDON, NW4 4XW

16 February 2016 RRN: 0849-2825-7627-9596-6651

**Energy Performance Certificate****Summary of this home's energy performance related features**

Element	Description	Energy Efficiency
Walls	Cavity wall, as built, insulated (assumed)	★★★★☆
Roof	(another dwelling above)	—
Floor	(another dwelling below)	—
Windows	Fully double glazed	★★★★☆
Main heating	Electric storage heaters	★★☆☆☆
Main heating controls	Manual charge control	★★☆☆☆
Secondary heating	None	—
Hot water	Electric immersion, off-peak	★★★☆☆
Lighting	Low energy lighting in 83% of fixed outlets	★★★★★

Current primary energy use per square metre of floor area: 231 kWh/m<sup>2</sup> per year

The assessment does not take into consideration the physical condition of any element. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology based on age and type of construction.

**Low and zero carbon energy sources**

Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. There are none provided for this home.

**Your home's heat demand**

For most homes, the vast majority of energy costs derive from heating the home. Where applicable, this table shows the energy that could be saved in this property by insulating the loft and walls, based on typical energy use (shown within brackets as it is a reduction in energy use).

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	1,470	N/A	N/A	N/A
Water heating (kWh per year)	1,766			

You could receive Renewable Heat Incentive (RHI) payments and help reduce carbon emissions by replacing your existing heating system with one that generates renewable heat, subject to meeting minimum energy efficiency requirements. The estimated energy required for space and water heating will form the basis of the payments. For more information, search for the domestic RHI on the [www.gov.uk](http://www.gov.uk) website.

**Recommendations**

None.

Flat 7 Cousins Court, 3, Alwyn Gardens, , LONDON, NW4 4XW

16 February 2016 RRN: 0849-2825-7627-9596-6651

**Energy Performance Certificate****About this document and the data in it**

This document has been produced following an energy assessment undertaken by a qualified Energy Assessor, accredited by Elmhurst Energy Systems Ltd. You can obtain contact details of the Accreditation Scheme at [www.elmhurstenergy.co.uk](http://www.elmhurstenergy.co.uk).

A copy of this certificate has been lodged on a national register as a requirement under the Energy Performance of Buildings Regulations 2012 as amended. It will be made available via the online search function at [www.epcregister.com](http://www.epcregister.com). The certificate (including the building address) and other data about the building collected during the energy assessment but not shown on the certificate, for instance heating system data, will be made publicly available at [www.opendatacommunities.org](http://www.opendatacommunities.org).

This certificate and other data about the building may be shared with other bodies (including government departments and enforcement agencies) for research, statistical and enforcement purposes. Any personal data it contains will be processed in accordance with the General Data Protection Regulation and all applicable laws and regulations relating to the processing of personal data and privacy. For further information about this and how data about the property are used, please visit [www.epcregister.com](http://www.epcregister.com). To opt out of having information about your building made publicly available, please visit [www.epcregister.com/optout](http://www.epcregister.com/optout).

**Assessor's accreditation number:** EES/015243  
**Assessor's name:** Mr. Edmund Cheng  
**Phone number:** 07973 781 942  
**E-mail address:** [e.cheng@zen.co.uk](mailto:e.cheng@zen.co.uk)  
**Related party disclosure:** No related party

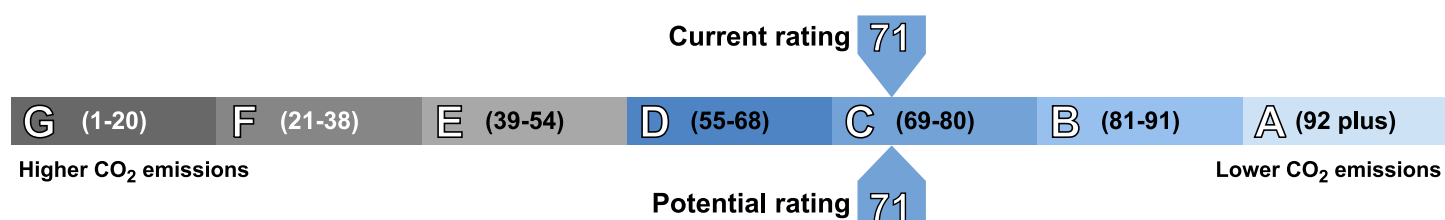
There is more information in the guidance document *Energy Performance Certificates for the marketing, sale and let of dwellings* available on the Government website at: [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates). It explains the content and use of this document, advises on how to identify the authenticity of a certificate and how to make a complaint.

**About the impact of buildings on the environment**

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 1.8 tonnes of carbon dioxide every year. You could reduce emissions by switching to renewable energy sources.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions based on standardised assumptions about occupancy and energy use. The higher the rating the less impact it has on the environment.



DocuSigned by:  
  
097D66066A3A48F...

16-07-20