Energy performance certificate (EPC)				
26 Gravesend Road LONDON W12 0SZ	Energy rating	Valid until: <b>22 June 2033</b>		
		Certificate number: 0390-2962-5260-2827-8745		
Property type		End-terrace house		
Total floor area		98 square metres		

# Rules on letting this property

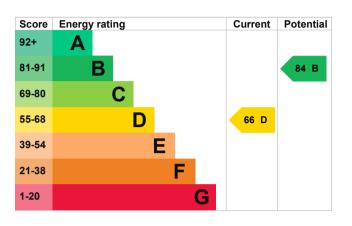
Properties can be let if they have an energy rating from A to E.

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	Cavity wall, as built, no insulation (assumed)	Poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 25 mm loft insulation	Poor
Roof	Flat, insulated (assumed)	Good
Window	Fully double glazed	Good
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 55% of fixed outlets	Good
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 214 kilowatt hours per square metre (kWh/m2).

#### **Additional information**

Additional information about this property:

· Cavity fill is recommended

## How this affects your energy bills

An average household would need to spend **£1,868 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 £530 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:

- 10,983 kWh per year for heating
- 2,227 kWh per year for hot water

#### Saving energy by installing insulation

Energy you could save:

- 1,277 kWh per year from loft insulation
- 2,198 kWh per year from cavity wall insulation

#### More ways to save energy

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

Environmental impa property	act of this	This property produces	3.7 tonnes of CO2
This property's current environmental impact rating is D. It has the potential to be B.		This property's potential production	1.6 tonnes of CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.		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 or	•
An average household produces	6 tonnes of CO2	average occupancy and energy use. People living at the property may use different amounts of energy.	

### Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£142
2. Cavity wall insulation	£500 - £1,500	£244
3. Low energy lighting	£25	£59
4. Solar water heating	£4,000 - £6,000	£86
5. Solar photovoltaic panels	£3,500 - £5,500	£658

#### 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.

### 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	's name Ramandeep Khela	
Telephone	01189770690	
Email	epc@nichecom.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	
Assessor's ID	
Telephone	
Email	

#### About this assessment

Assessor's declaration Date of assessment Date of certificate Type of assessment Elmhurst Energy Systems Ltd EES/024247 01455 883 250 enquiries@elmhurstenergy.co.uk

No related party 22 June 2023 23 June 2023 RdSAP