Energy performance certificate (EPC)			
Flat 578 Bromyard House Bromyard Avenue LONDON W3 7FG	Energy rating	Valid until: 29 May 2032 Certificate number: 8332-0725-1100-0423-6222	
Property type Mid-floor flat			
Total floor area		67 square metres	

Rules on letting this property

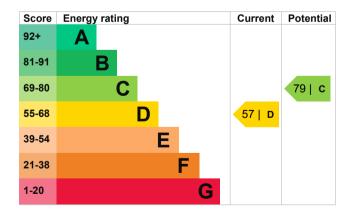
Properties can be rented if they have an energy rating from A to E.

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 the regulations and exemptions (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 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	Solid brick, as built, no insulation (assumed)	Very poor
Window	Fully double glazed	Good
Main heating	Electric storage heaters	Poor
Main heating control	Manual charge control	Poor
Hot water	Electric immersion, off-peak	Poor
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 419 kilowatt hours per square metre (kWh/m2).

Environmental impa property	act of this	This property produces	4.8 tonnes of CO2
This property's current envi rating is E. It has the potent	•	This property's potential production	2.2 tonnes of CO2
Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.		By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 2.6 tonnes per year. This will help to protect the environment.	
Properties with an A rating	produce less CO2		
than G rated properties.	C toppoor of COO	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	0,

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 (57) to C (79).

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£557
2. Heat recovery system for mixer showers	£585 - £725	£35

Paying 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		(https://www.simpleenergyadvice.org.uk/).	
p • • • • • • • • • • • • • • • • • • •		Heating use in th	is property
Estimated yearly energy cost for this property	£1126	Heating a property usually makes up the majority of energy costs.	
Potential saving	£594	Estimated energy used to heat this property	
The estimated cost shows how much t	he	Type of heating	Estimated energy used
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.		Space heating	6685 kWh per year
		Water heating	2187 kWh per year
The potential saving shows how much money you could save if you <u>complete each</u> recommended step in order.		Potential energy savings by installing insulation	
		Type of insulation	Amount of energy saved
For advice on how to reduce your energy bills visit Simple Energy Advice		Solid wall insulation	4701 kWh per year

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	

Gordon Starling 01189770690 epc@nichecom.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/024830 01455 883 250 enquiries@elmhurstenergy.co.uk

No related party 27 May 2022 30 May 2022 RdSAP