| Energy performance certificate (EPC) | | | |
|---|---------------|---|--|
| Flat 2 Clerkenwell Court 11 Duncan Street LONDON N1 8FR | Energy rating | Valid until: 20 June 2032 Certificate number: 2398-3017-0206-7632-6204 | |
| Property type | Basement flat | | |
| Total floor area | | 59 square metres | |

Rules on letting this property

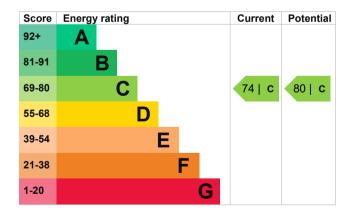
Properties can be rented if they have an energy rating from A to E.

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 C. 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) | Poor |
| Window | Fully double glazed | Good |
| Main heating | Community scheme | Good |
| Main heating control | Charging system linked to use of community heating, programmer and TRVs | Good |
| Hot water | Community scheme | Good |
| Lighting | Low energy lighting in all fixed outlets | Very good |
| Roof | (another dwelling above) | N/A |
| Floor | Solid, no insulation (assumed) | N/A |
| Secondary heating | None | N/A |

Primary energy use

The primary energy use for this property per year is 176 kilowatt hours per square metre (kWh/m2).

| Environmental impa property | ict of this | This property produces | 1.8 tonnes of CO2 |
|---|--------------------|---|---------------------------------------|
| This property's current environmental impact rating is C. It has the potential to be B. | | This property's potential production | 1.3 tonnes of CO2 |
| Properties are rated in a sca based on how much carbon produce. | dioxide (CO2) they | By making the <u>recommend</u> could reduce this property's 0.5 tonnes per year. This w environment. | s CO2 emissions by |
| Properties with an A rating than G rated properties. | broduce less CO2 | | |
| An average household produces | 6 tonnes of CO2 | Environmental impact rating assumptions about average energy use. They may not consumed by the people live | e occupancy and reflect how energy is |

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 C (74) to C (80).

| Step | Typical installation cost | Typical yearly saving |
|---|---------------------------|-----------------------|
| 1. Internal or external wall insulation | £4,000 - £14,000 | £59 |
| 2. Floor insulation (solid floor) | £4,000 - £6,000 | £28 |

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 | £418 | Heating a property u majority of energy c | usually makes up the osts. |
| Potential saving | £87 | Estimated energy used to heat this property | |
| The estimated cost shows how much | the | 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 | 3563 kWh per year |
| | | Water heating | 1980 kWh per year |
| The potential saving shows how much money you could save if you <u>complete each</u> | | Potential energy savings by installing insulation | |
| recommended step in order. | | Type of insulation | Amount of energy saved |
| For advice on how to reduce your ene visit <u>Simple Energy Advice</u> | rgy bills | Solid wall insulation | 1215 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 | Oliver Hewitt |
|-----------------|---------------------|
| Telephone | 07956 392510 |
| Email | olly@photos.f9.co.u |

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

uk

Elmhurst Energy Systems Ltd EES/020470 01455 883 250 enquiries@elmhurstenergy.co.uk

No related party 21 June 2022 21 June 2022 RdSAP