Energy performance certificate (EPC)

24 Signature House High Street EDGWARE HA8 7FP Energy rating

Valid until: 11 August 2032

Certificate number: 2798-3165-1132-2115-6211

Property type Mid-floor flat

Total floor area 46 square metres

Rules on letting this property

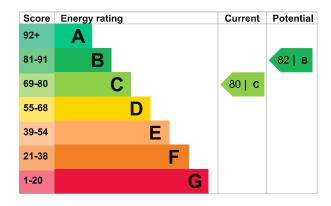
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance</u> for <u>landlords</u> on the <u>regulations</u> and <u>exemptions</u> (<u>https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</u>).

Energy efficiency rating for this property

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

<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	System built, as built, insulated (assumed)	Good
Window	Fully double glazed	Good
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and appliance thermostats	Good
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 189 kilowatt hours per square metre (kWh/m2).

Environmental impact property	of this	This property produces	1.5 tonnes of CO2
This property's current environmental impact rating is C. It has the potential to be C.		This property's potential production	1.5 tonnes of CO2
Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce. Properties with an A rating produce less CO2		By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 0.0 tonnes per year. This will help to protect the environment.	
than G rated properties.	1000 1033 002	Environmental impact rating	re are based on
An average household produces	6 tonnes of CO2	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.	

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 (80) to B (82).

Step Typical installation cost Typical yearly saving

1. High heat retention storage heaters £800 - £1,200 £38

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

Estimated yearly energy cost for this property	£408
Potential saving	£39

The estimated cost shows how much the 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.

The potential saving shows how much money you could save if you <u>complete each</u> <u>recommended step in order</u>.

For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> (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

Type of heating	Estimated energy used		
Space heating	1005 kWh per year		
Water heating	1557 kWh per year		
Potential energy savings by installing			

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

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 Awais Sarwar Telephone 07557992440

Email <u>awais sarwar@hotmail.co.uk</u>

Accreditation scheme contact details

Accreditation scheme ECMK

 Assessor ID
 ECMK303408

 Telephone
 0333 123 1418

 Email
 info@ecmk.co.uk

Assessment details

Assessor's declaration No related party
Date of assessment 10 August 2022
Date of certificate 12 August 2022

Type of assessment RdSAP