

3 Finnegan Lodge  
39, Varcoe Gardens  
HAYES  
UB3 2FF

Energy rating

**C**

Valid until

**5 November 2026**

Certificate number

**0348-6978-6299-8546-2900**

### **Property type**

Mid-floor flat

### **Total floor area**

49 square metres

### **Rules on letting this property**

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

You can read [guidance for landlords on the regulations and exemptions](#).

### **Energy rating and score**

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

[See how to improve this property's energy efficiency](#).

A	B	C	D	E	F	G	92+	81-91	69-80	55-68	39-54	21-38	1-20	Score	Energy rating	Current	Potential
							79	C	79	C							

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, 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 all fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	To external air, insulated (assumed)	N/A
Floor	To unheated space, insulated (assumed)	N/A
Secondary heating	None	N/A

### Primary energy use

The primary energy use for this property per year is 129 kilowatt hours per square metre (kWh/m<sup>2</sup>).

About primary energy use

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### How this affects your energy bills

An average household would need to spend **£333 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 £0 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2016** 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:

- 1,901 kWh per year for heating
- 1,684 kWh per year for hot water

## Impact on the environment

This property's environmental impact rating is B. It has the potential to be B.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year.

## Carbon emissions

### An average household produces

6 tonnes of CO<sub>2</sub>

### This property produces

1.1 tonnes of CO<sub>2</sub>

### This property's potential production

1.1 tonnes of CO<sub>2</sub>

You could improve this property's CO<sub>2</sub> emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

## Steps you could take to save energy

The assessor did not make any recommendations for this property.

## Advice on making energy saving improvements

[Get detailed recommendations and cost estimates](#)

## Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Heat pumps and biomass boilers: [Boiler Upgrade Scheme](#)

## 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

Muhammad Tahir

**Telephone**

0203 397 8220

**Email**

[help@epconline.co.uk](mailto:help@epconline.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**

Quidos Limited

**Assessor's ID**

QUID205075

**Telephone**

01225 667 570

**Email**

[info@quidos.co.uk](mailto:info@quidos.co.uk)

**About this assessment****Assessor's declaration**

No related party

**Date of assessment**

4 November 2016

**Date of certificate**

6 November 2016

**Type of assessment**

Show information about the RdSAP

**Other certificates for this property**

If you are aware of previous certificates for this property and they are not listed here, please contact us at [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

**Certificate number**

[2538-6078-6392-8049-2900](#)

**Expired on**

26 February 2021