

# Energy performance certificate (EPC)

31 East View LONDON E4 9JA	Energy rating <b>D</b>	Valid until: <b>23 June 2033</b>
		Certificate number: <b>7700-6970-0422-7222-3673</b>

## Property type

Semi-detached house

## Total floor area

106 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 270 mm loft insulation	Good
Roof	Pitched, insulated (assumed)	Average
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good

Feature	Description	Rating
Hot water	From main system	Good
Lighting	Low energy lighting in 75% of fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Suspended, limited insulation (assumed)	N/A
Secondary heating	None	N/A

## Primary energy use

The primary energy use for this property per year is 204 kilowatt hours per square metre (kWh/m<sup>2</sup>).

▶ [About primary energy use](#)

### How this affects your energy bills

An average household would need to spend **£1,916 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 £669 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:

- 12,213 kWh per year for heating
- 2,209 kWh per year for hot water

## Saving energy by installing insulation

Energy you could save:

- 4,134 kWh per year from solid wall insulation

## More ways to save energy

[Find ways to save energy in your home.](#)

### Environmental impact of this property

This property's current environmental impact rating is D. 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. CO<sub>2</sub> harms the environment.

## Carbon emissions

## **An average household produces**

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

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## **This property produces**

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

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## **This property's potential production**

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

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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.

## Changes you could make

▶ [Do I need to follow these steps in order?](#)

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### Step 1: Internal or external wall insulation

Typical installation cost

£4,000 - £14,000

Typical yearly saving

£445

Potential rating after completing step 1

73 C

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### Step 2: Floor insulation (suspended floor)

Typical installation cost

£800 - £1,200

Typical yearly saving

£112

Potential rating after completing steps 1 and 2

75 C

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### Step 3: Low energy lighting

Typical installation cost

£20

Typical yearly saving

£34

Potential rating after completing steps 1 to 3

76 C

## Step 4: Solar water heating

### Typical installation cost

£4,000 - £6,000

### Typical yearly saving

£78

### Potential rating after completing steps 1 to 4

77 C

## Step 5: Solar photovoltaic panels, 2.5 kWp

### Typical installation cost

£3,500 - £5,500

### Typical yearly saving

£671

### Potential rating after completing steps 1 to 5

86 B

## Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). 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

Anthony Lecomber

### Telephone

07922 040625

### Email

[amlenergy@btinternet.com](mailto:amlenergy@btinternet.com)

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## Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

### Accreditation scheme

Elmhurst Energy Systems Ltd

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### Assessor's ID

EES/020243

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### Telephone

01455 883 250

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### Email

[enquiries@elmhurstenergy.co.uk](mailto:enquiries@elmhurstenergy.co.uk)

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## About this assessment

### Assessor's declaration

No related party

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### Date of assessment

23 June 2023

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### Date of certificate

24 June 2023

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### Type of assessment

▶ [RdSAP](#)

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### 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 [dluhc.digital-services@levellingup.gov.uk](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

### Certificate number

[0865-2862-7485-9221-7955 \(/energy-certificate/0865-2862-7485-9221-7955\)](#)

**Valid until**

22 August 2029

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