Energy performance certificate (EPC) 50, Newark Crescent LONDON NW10 7BA Energy rating Valid until: 20 November 2028 Certificate number: 9958-2819-6795-9228-1851 Property type Mid-terrace house Total floor area 90 square metres

Rules on letting this property

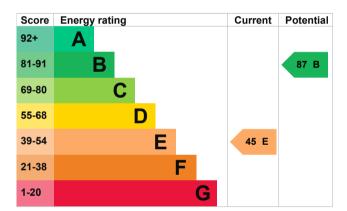
Properties can be let if they have an energy rating from A to E.

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

Energy rating and score

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

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

For properties in England and Wales:

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.

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
Roof	Pitched, no insulation	Very poor
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in 40% of fixed outlets	Average
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 383 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £1,252 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 £765 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2018** 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:

- 12,064 kWh per year for heating
- 3,550 kWh per year for hot water

Impact on the environment	This property produces	6.1 tonnes of CO2
This property's environmental impact rating is F. It has the potential to be B.	This property's potential production	1.0 tonnes of CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.	You could improve this property's CO2	

Carbon emissions

An average household 6 tonnes of CO2 produces

You could improve this property's CO2 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

Typical installation cost	Typical yearly saving
£100 - £350	£245
£4,000 - £14,000	£179
£800 - £1,200	£51
£15 - £30	£15
£30	£32
£200 - £400	£65
	£100 - £350 £4,000 - £14,000 £800 - £1,200 £15 - £30

Step	Typical installation cost	Typical yearly saving
7. Condensing boiler	£2,200 - £3,000	£138
8. Solar water heating	£4,000 - £6,000	£41
9. Solar photovoltaic panels	£5,000 - £8,000	£296

Help paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. This will help you buy a more efficient, low carbon heating system for this property.

More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency

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 Hakan Yazici
Telephone 07966 681 063

Email <u>mail@frameworkphotos.co.uk</u>

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

Assessor's ID EES/006376
Telephone 01455 883 250

Email enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration No related party
Date of assessment 21 November 2018
Date of certificate 21 November 2018

Type of assessment RdSAP