Energy performance certificate (EPC)			
80, Cavendish Avenue LONDON W13 0JN	Energy rating	Valid until: 29 May 2030 Certificate number: 7408-4066-6225-7300-9234	
Property type		Top-floor maisonette	
Total floor area	61 square metres		

Rules on letting this property

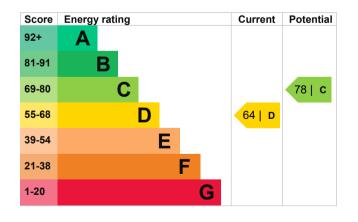
Properties can be rented if they have an energy rating from A to E.

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 D. 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)	Very poor
Roof	Pitched, 100 mm loft insulation	Average
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 262 kilowatt hours per square metre (kWh/m2).

Environmental impa property	act of this	This property produces	2.8 tonnes of CO2
This property's current envi rating is D. It has the potent		This property's potential production	1.4 tonnes of CO2
Properties are rated in a sc based on how much carbor produce.		By making the <u>recommend</u> could reduce this property's 1.4 tonnes per year. This w environment.	s CO2 emissions by
Properties with an A rating	produce less CO2		
than G rated properties.		Environmental impact rating assumptions about average	0
An average household produces	6 tonnes of CO2	energy use. They may not consumed by the people liv	0,

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from D (64) to C (78).

Recommendation	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£32
2. Internal or external wall insulation	£4,000 - £14,000	£156
3. Condensing boiler	£2,200 - £3,000	£67

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		Heating use in this property	
Estimated yearly energy cost for this property	£647		
		Estimated energy us	sed to heat this property
Potential saving	£254	Space heating	6314 kWh per year
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.		Water heating	2627 kWh per year
		Potential energy savings by installing insulation	
The estimated saving is based on making all of			
the recommendations in how to imp	<u>prove this</u>	Type of insulation	Amount of energy saved
property's energy performance.		Loft insulation	612 kWh per year
For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> (<u>https://www.simpleenergyadvice.org.uk/)</u> .		Solid wall insulation	3045 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	Philip Edwards
Telephone	07800 604115
Email	pauledwards@r

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

Philip Edwards 07800 604115 <u>pauledwards@madasafish.com</u>

Elmhurst Energy Systems Ltd EES/018188 01455 883 250 enquiries@elmhurstenergy.co.uk

No related party 30 May 2020 30 May 2020 RdSAP