# **Energy performance certificate (EPC)**

Flat 8, Old Society House
5 Church Street
Waltham Abbey
EN9 1FR

Energy rating
C

Valid until: 10 May 2035

Certificate
number:

Top-floor flat

35 square metres

### Rules on letting this property

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

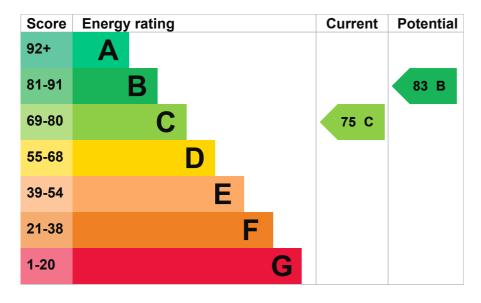
**Total floor area** 

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 rating and score**

This property's energy rating is C. 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.

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	Timber frame, as built, insulated (assumed)	Very good
Wall	System built, as built, insulated (assumed)	Very good
Roof	Pitched, 250 mm loft insulation	Good
Window	Fully double glazed	Good
Main heating	Room heaters, electric	Very poor
Main heating control	Appliance thermostats	Good
Hot water	Electric immersion, off-peak	Poor
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 269 kilowatt hours per square metre (kWh/m2).

About primary energy use

## How this affects your energy bills

An average household would need to spend £624 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 £214 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** 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:

- 1,212 kWh per year for heating
- 1,664 kWh per year for hot water

## Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

#### **Carbon emissions**

An average household produces	6 tonnes of CO2
This property produces	1.6 tonnes of CO2
This property's potential production	1.4 tonnes of CO2

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

## Steps you could take to save energy

▶ Do I need to follow these steps in order?

### **Step 1: Hot water cylinder insulation**

Add additional 80 mm jacket to hot water cylinder

Typical installation cost	£15 - £30
Typical yearly saving	£22
Potential rating after completing step 1	76 C

### Step 2: High heat retention storage heaters

Typical installation cost	£800 - £1,200
Typical yearly saving	£163
Potential rating after completing steps 1 and 2	82 B

#### Step 3: Heat recovery system for mixer showers

Typical installation cost	£585 - £725
Typical yearly saving	£30
Potential rating after completing steps 1 to 3	83 B

### 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	Nigel Richards
Telephone	07957399399
Email	nigel.laurelgrove@gmail.com

### 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/027917
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

#### About this assessment

Assessor's declaration	No related party
Date of assessment	6 May 2025
Date of certificate	11 May 2025
Type of assessment	► <u>RdSAP</u>

## 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 <a href="mailto:mhclq.digital-services@communities.gov.uk">mhclq.digital-services@communities.gov.uk</a> or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

**Certificate number** 0310-3236-0090-2302-8351 (/energy-certificate/0310-3236-

0090-2302-8351)

Valid until 5 January 2032

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