Energy performance certificate (EPC)

38a Hampden Road HARROW HA3 5PR Energy rating

Valid until: 31 July 2032

Certificate number:

2667-1030-9223-8612-3200

Property type Top-floor flat

Total floor area 31 square metres

Rules on letting this property

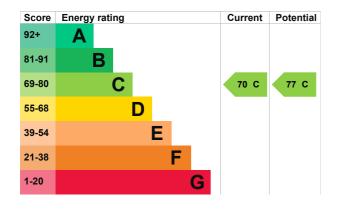
Properties can be let if they have an energy rating from A to E.

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-quidance).

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.



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)	Poor	
Roof	Pitched, 50 mm loft insulation	Poor	
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	
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).

Additional information

Additional information about this property:

- Wall type does not correspond to options available in RdSAP

 The dwelling has a type of wall that is not included in the available options. The nearest equivalent type was used for the assessment.
- Single electricity meter selected but there is also an electricity meter for an off-peak tariff. The assessment has been done on the basis of the standard domestic electricity tariff. However some heating or hot water appliances may be on an off-peak tariff.

How this affects your energy bills

An average household would need to spend £372 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 £85 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2022** 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:

- 3,825 kWh per year for heating
- 1,434 kWh per year for hot water

Impact on the environment

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

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

1.4 tonnes of CO2

This property's

potential production

0.9 tonnes of CO2

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

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£28
2. Internal or external wall insulation	£4,000 - £14,000	£57

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	Suranga Wimalasuriya
Telephone	07427088403
Email	suranga.epc@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	Stroma Certification Ltd
Assessor's ID	STRO029925
Telephone	0330 124 9660
Email	certification@stroma.com
About this assessment	
Assessor's declaration	No related party
Date of assessment	26 July 2022
Date of certificate	1 August 2022
Type of assessment	RdSAP