66 square metres

Total floor area

# Flat 69 Reading House Hallfield Estate LONDON W2 6HE Energy rating C Energy rating C Certificate number: 8987-7224-0080-3782-0992 Mid-floor flat

### Rules on letting this property

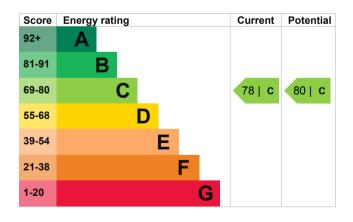
Properties can be rented if they have an energy rating from A to E.

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 C. It has the potential to be C.

<u>See how to improve this property's energy performance.</u>



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	Cavity wall, filled cavity	Good
Window	Partial double glazing	Average
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 17% of fixed outlets	Poor
Roof	(another dwelling above)	N/A
Floor	(other premises below)	N/A
Secondary heating	None	N/A

### Primary energy use

The primary energy use for this property per year is 122 kilowatt hours per square metre (kWh/m2).

Environmental impa property	act of this	This property produces	1.5 tonnes of CO2
This property's current environmental impact rating is B. It has the potential to be B.		This property's potential production	1.3 tonnes of CO2
Properties are rated in a so based on how much carbon produce.	n dioxide (CO2) they	By making the <u>recommend</u> could reduce this property's 0.2 tonnes per year. This we environment.	s CO2 emissions by
Properties with an A rating produce less CO2 than G rated properties.		Environmental impact ratin	•
An average household produces	6 tonnes of CO2	assumptions about average energy use. They may not consumed by the people live	reflect how energy is

### 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 C (78) to C (80).

Recommendation	Typical installation cost	Typical yearly saving
1. Low energy lighting	£25	£29
2. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£18

### 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

Estimated yearly energy cost for this property	£418
Potential saving	£48

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.

The estimated saving is based on making all of the recommendations in <u>how to improve this property's energy performance</u>.

For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> (<a href="https://www.simpleenergyadvice.org.uk/">https://www.simpleenergyadvice.org.uk/</a>).

### Heating use in this property

Heating a property usually makes up the majority of energy costs.

### Estimated energy used to heat this property

Space heating	2528 kWh per year
Water heating	2472 kWh per year

## Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

You might be able to receive Renewable Heat Incentive payments (https://www.gov.uk/domestic-renewable-heat-incentive). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

### 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 Raffi Edgarian Telephone 0844 415 1445

Email <u>info@domestic-energy.eu</u>

### Accreditation scheme contact details

Accreditation scheme NHER

Assessor ID NHER001382
Telephone 01455 883 250

Email <u>enquiries@elmhurstenergy.co.uk</u>

### Assessment details

Assessor's declaration

Date of assessment

Date of certificate

Type of assessment

No related party
12 April 2013
14 April 2013

RdSAP