Energy performance certificate (EPC)

70a, George Lane LONDON E18 1JJ	Energy rating **E**	Valid until:	**3 December 2025**
		Certificate number:	**9158-3959-7209-4805-6934**

Property type	Top-floor maisonette
Total floor area	124 square metres

Rules on letting this property

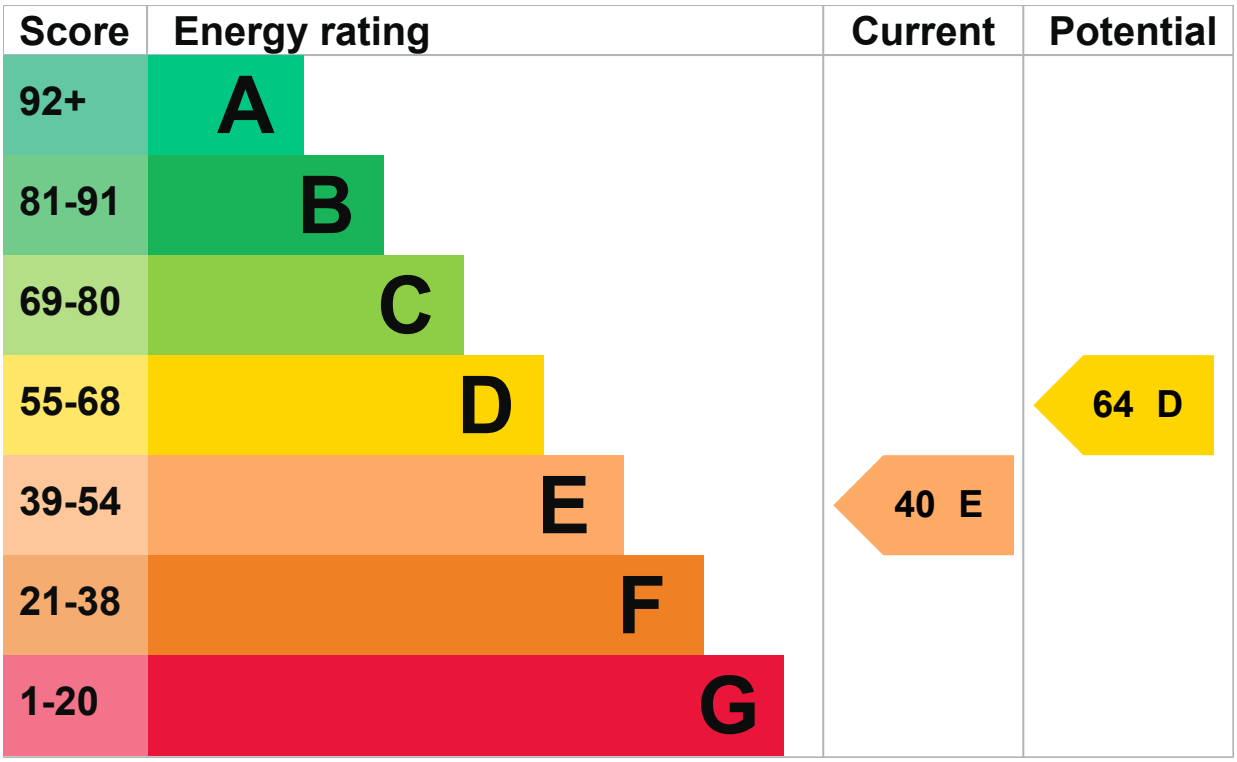
Properties can be let if they have an energy rating from A to E.

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-guidance).

Energy rating and score

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

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)	Very poor
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Pitched, no insulation	Very poor
Window	Fully double glazed	Average

Feature	Description	Rating
Main heating	Boiler and radiators, mains gas	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system	Good
Lighting	Low energy lighting in 42% of fixed outlets	Average
Floor	(other premises below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 396 kilowatt hours per square metre (kWh/m2).

▶ About primary energy use

How this affects your energy bills

An average household would need to spend **£1,861 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 £792 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2015** 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:

- 26,307 kWh per year for heating
- 2,295 kWh per year for hot water

Impact on the environment

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

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	8.7 tonnes of CO2
This property's potential production	4.7 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

▶ Do I need to follow these steps in order?

Step 1: Increase loft insulation to 270 mm

Typical installation cost	£100 - £350
Typical yearly saving	£102
Potential rating after completing step 1	**43 E**

Step 2: Internal wall insulation

Typical installation cost	£4,000 - £14,000
Typical yearly saving	£384
Potential rating after completing steps 1 and 2	**55 D**

Step 3: Low energy lighting

Typical installation cost	£35
Typical yearly saving	£37
Potential rating after completing steps 1 to 3	**56 D**

Step 4: Heating controls (room thermostat and TRVs)

Typical installation cost	£350 - £450
Typical yearly saving	£113
Potential rating after completing steps 1 to 4	**59 D**

Step 5: Replace boiler with new condensing boiler

Typical installation cost	£2,200 - £3,000
Typical yearly saving	£157
Potential rating after completing steps 1 to 5	64 D

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:

- Insulation: Great British Insulation Scheme
- Heat pumps and biomass boilers: Boiler Upgrade Scheme
- Help from your energy supplier: Energy Company Obligation

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	Samira Badat
Telephone	07878848426
Email	samira.attia@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	Quidos Limited
Assessor's ID	QUID205499

Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	15 November 2015
Date of certificate	4 December 2015
Type of assessment	▶ RdSAP

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 mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

OGL

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