Energy performance certificate (EPC)

17 BEECH STREET
ROMFORD
RM7 7LA

Energy rating

E

Valid until 5 January 2031

Certificate number

9559-1002-0204-6730-1200

Property type

Top-floor maisonette

Total floor area

58 square metres

Rules on letting this property

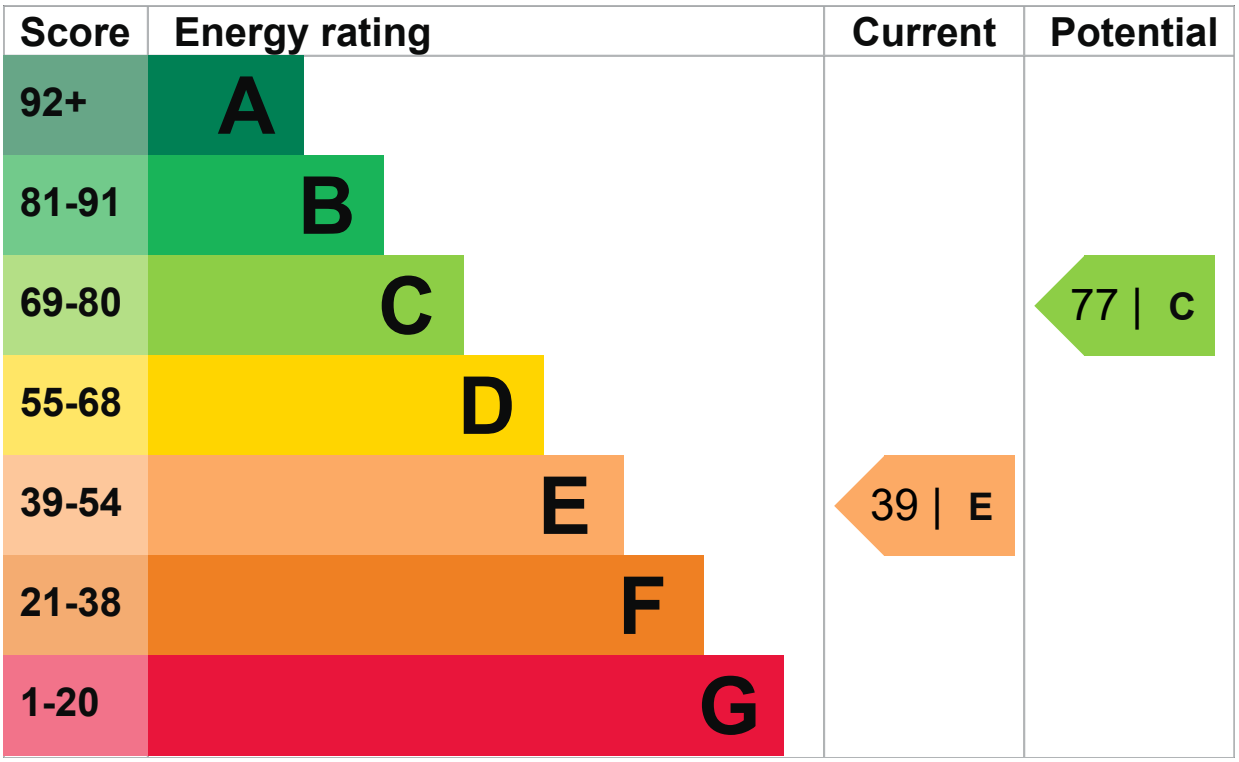
Properties can be rented if they have an energy rating from A to E.

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 E. It has the potential to be C.

See how to improve this property's energy 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.

The average energy rating and score for a property in England and Wales are D (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, as built, no insulation (assumed)	Poor
Roof	Pitched, 300 mm loft insulation	Very good
Window	Fully double glazed	Average
Main heating	Room heaters, electric	Very poor
Main heating control	Appliance thermostats	Good

Feature	Description	Rating
Hot water	Gas multipoint	Very poor
Lighting	Low energy lighting in 33% of fixed outlets	Average
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 340 kilowatt hours per square metre (kWh/m2).

▶ What is primary energy use?

Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO2). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO2 emissions.

An average household produces

6 tonnes of CO2

This property produces

3.5 tonnes of CO2

This property's potential production

1.6 tonnes of CO2

By making the recommended changes, you could reduce this property's CO2 emissions by 1.9 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

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 E (39) to C (77).



▶ What is an energy rating?

Recommendation 1: Cavity wall insulation

Cavity wall insulation

Typical installation cost

£500 - £1,500

Typical yearly saving

£273

Potential rating after carrying out recommendation 1

51 | E

Recommendation 2: Party wall insulation

Party wall insulation

Typical installation cost

£300 - £600

Typical yearly saving

£37

Potential rating after carrying out recommendations 1 and 2

52 | E

Recommendation 3: Low energy lighting

Low energy lighting

Typical installation cost

£20

Typical yearly saving

£20

Potential rating after carrying out recommendations 1 to 3

53 | E

Recommendation 4: Gas condensing boiler

Gas condensing boiler

Typical installation cost

£3,000 - £7,000

Typical yearly saving

£508

Potential rating after carrying out recommendations 1 to 4

77 | C

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

£1246

Potential saving

£838

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 how to improve this property's energy performance.

For advice on how to reduce your energy bills visit Simple Energy Advice (https://www.simpleenergyadvice.org.uk/).

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

5287.0 kWh per year

Water heating

1328.0 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Cavity wall insulation	1495 kWh per year

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
Michael Payne

Telephone
07506758986

Email
m_payne@btinternet.com

Accreditation scheme contact details

Accreditation scheme
Stroma Certification Ltd

Assessor ID
STRO001406

Telephone
0330 124 9660

Email

certification@stroma.com

Assessment details

Assessor's declaration

No related party

Date of assessment

15 April 2020

Date of certificate

6 January 2021

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.

Certificate number

8362-6527-9800-2695-8996 (/energy-certificate/8362-6527-9800-2695-8996)

Valid until

15 March 2022