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# Energy performance certificate (EPC)

Basement Flat 9 Manningtree Street LONDON E1 1LG	Energy rating <b>E</b>	Valid until:	25 September 2026
		Certificate number:	8456-7421-4920-8767-2922

Property type: Basement flat

Total floor area: 62 square metres

## Rules on letting this property

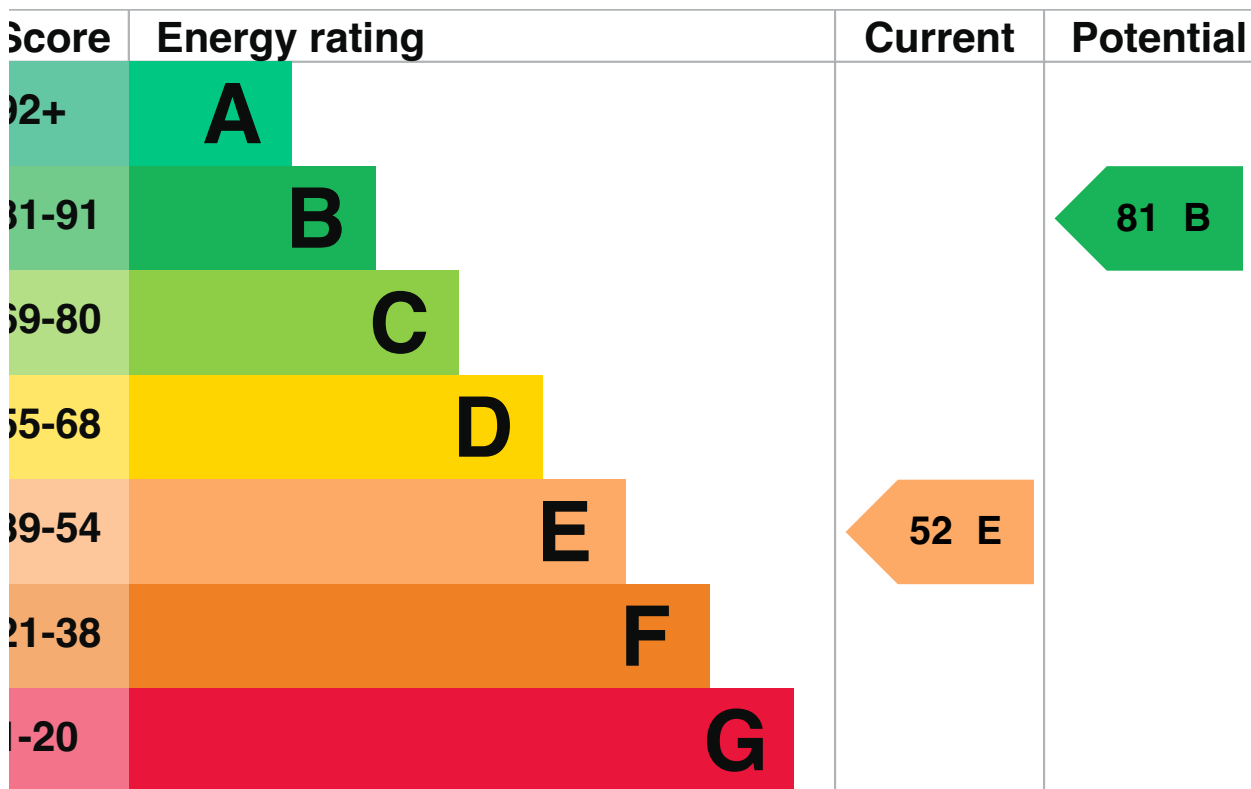
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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 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	Solid brick, as built, no insulation (assumed)	Poor
Wall	Timber frame, as built, no insulation (assumed)	Poor
Window	Fully double glazed	Good
Main heating	Room heaters, electric	Very poor

Central heating control	Programmer and appliance thermostats	Good
Hot water	Electric immersion, standard tariff	Very poor
Lighting	Low energy lighting in all fixed outlets	Very good
Location of property	(another dwelling above)	N/A
Structure of property	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

## Primary energy use

The primary energy use for this property per year is 284 kilowatt hours per square metre (kWh/m<sup>2</sup>).

[About primary energy use](#)

## How this affects your energy bills

An average household would need to spend **£885 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 £526 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2016** 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:

- 3,578 kWh per year for heating
- 1,850 kWh per year for hot water

## Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year.

## Carbon emissions

An average household produces

6 tonnes of CO<sub>2</sub>

<b>his property produces</b>	3.0 tonnes of CO <sub>2</sub>
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<b>his property's potential production</b>	2.1 tonnes of CO <sub>2</sub>
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You could improve this property's CO<sub>2</sub> 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: Internal wall insulation

<b>Typical installation cost</b>	£4,000 - £14,000
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<b>Typical yearly saving</b>	£17
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<b>Potential rating after completing step</b>	<b>61 D</b>
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### Step 2: Floor insulation (solid floor)

<b>Typical installation cost</b>	£4,000 - £6,000
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<b>Typical yearly saving</b>	£3
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<b>Potential rating after completing steps 1 and 2</b>	<b>63 D</b>
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### Step 3: Draught proofing

<b>Typical installation cost</b>	£80 - £120
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<b>Typical yearly saving</b>	£
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<b>Potential rating after completing steps 1 to 3</b>	<b>64 D</b>
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## Step 4: High heat retention storage heaters and dual rate meter

Typical installation cost £400 - £600

Typical yearly saving £28

Potential rating after completing steps 1 to 4

80 C

## Step 5: Heat recovery system for mixer showers

Typical installation cost £585 - £720

Typical yearly saving £2

Potential rating after completing steps 1 to 5

81 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:

Free energy saving improvements: [Warm Homes Local Grant \(WHLG\)](#)

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

Zamir Borg-Mirza

**Telephone** 0845 388 3814

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**Mail** [zbm@epcassure.com](mailto:zbm@epcassure.com)

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## 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

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**Assessor's ID** STRO003881

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**Telephone** 0330 124 9660

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**Mail** [certification@stroma.com](mailto:certification@stroma.com)

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## About this assessment

**Assessor's declaration** No related party

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**Date of assessment** 23 September 2016

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**Date of certificate** 26 September 2016

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**Type of assessment** ▶ [RdSAP](#)

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## 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 [ecdg.digital-services@communities.gov.uk](mailto:ecdg.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.



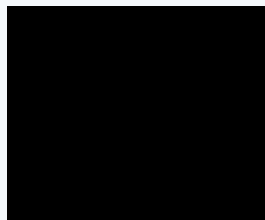
[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5)

[Service performance \(/service-performance\)](#)

## **OGL**

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