

Energy performance certificate (EPC)

|                                            |                        |                     |                          |
|--------------------------------------------|------------------------|---------------------|--------------------------|
| 129, Coles Green Road<br>LONDON<br>NW2 7HN | Energy rating<br><br>D | Valid until:        | 12 December 2028         |
|                                            |                        | Certificate number: | 8728-7922-6249-6139-4992 |

Property typeMid-terrace house

Total floor area101 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 D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 87 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 68 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

The graph shows this property’s current and potential energy rating.

For properties in England and Wales:  
  
the average energy rating is D  
the average energy score is 60

**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.

## 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, 100 mm loft insulation                | Average   |
| Roof                 | Flat, no insulation (assumed)                  | Very poor |
| Window               | Fully double glazed                            | Average   |
| Main heating         | Boiler and radiators, mains gas                | Good      |
| Main heating control | Programmer and room thermostat                 | Average   |
| Hot water            | From main system                               | Very good |
| Lighting             | Low energy lighting in all fixed outlets       | Very good |
| Floor                | Solid, no insulation (assumed)                 | N/A       |
| Secondary heating    | None                                           | N/A       |

### Primary energy use

The primary energy use for this property per year is 200 kilowatt hours per square metre (kWh/m2).

## How this affects your energy bills

An average household would need to spend **£781 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 £256 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2018** 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:

- 11,234 kWh per year for heating
- 2,474 kWh per year for hot water

### Impact on the environment

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

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>

This property produces 3.6 tonnes of CO<sub>2</sub>

This property's potential production 1.2 tonnes of CO<sub>2</sub>

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.

## Changes you could make

| Step                                       | Typical installation cost | Typical yearly saving |
|--------------------------------------------|---------------------------|-----------------------|
| 1. Flat roof or sloping ceiling insulation | £850 - £1,500             | £56                   |
| 2. Internal or external wall insulation    | £4,000 - £14,000          | £145                  |
| 3. Floor insulation (solid floor)          | £4,000 - £6,000           | £27                   |
| 4. Solar water heating                     | £4,000 - £6,000           | £28                   |
| 5. Solar photovoltaic panels               | £5,000 - £8,000           | £296                  |

## Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). 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](https://www.gov.uk/improve-energy-efficiency)

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## 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 | Alex Hernandez                                                         |
| Telephone       | 07983504847                                                            |
| Email           | <a href="mailto:alexselector@hotmail.com">alexselector@hotmail.com</a> |

### 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        | STRO001170                                                             |
| Telephone            | 0330 124 9660                                                          |
| Email                | <a href="mailto:certification@stroma.com">certification@stroma.com</a> |

### About this assessment

|                        |                       |
|------------------------|-----------------------|
| Assessor's declaration | No related party      |
| Date of assessment     | 11 December 2018      |
| Date of certificate    | 13 December 2018      |
| Type of assessment     | <a href="#">RdSAP</a> |

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