

Energy performance certificate (EPC)

FLAT 10 193 GOLDERS GREEN ROAD GOLDERS GREEN LONDON NW11 9BY	Energy rating C	Valid until:	6 January 2031
		Certificate number:	0930-0020-0209-6619-0200

Property type

Top-floor flat

Total floor area

16 square metres

Rules on letting this property

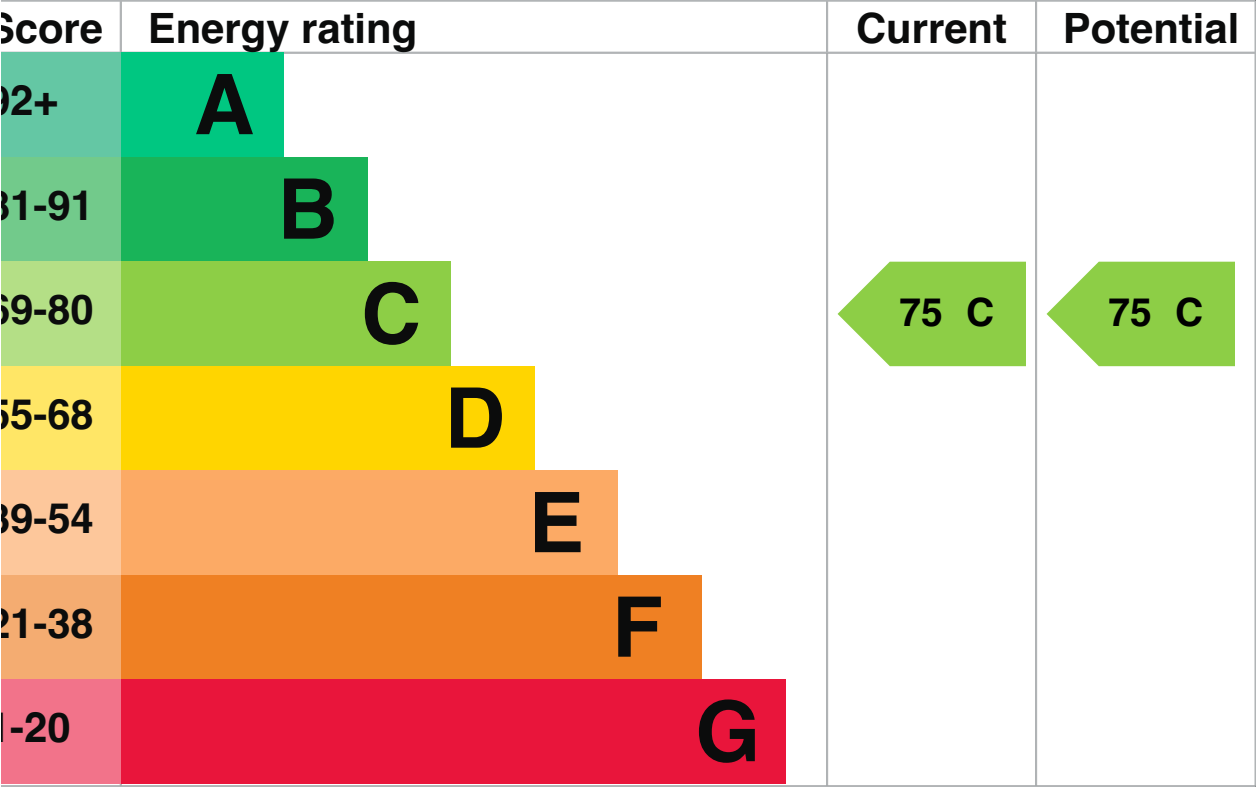
Properties can be let if they have an energy rating from A to E.

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 C. It has the potential to be C.

[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	Timber frame, as built, insulated (assumed)	Good
Floor	Flat, insulated (assumed)	Average
Window	Fully double glazed	Good
Main heating	Community scheme	Good

main heating control	Flat rate charging, no thermostatic control of room temperature	Very poor
hot water	Community scheme	Good
lighting	Low energy lighting in 50% of fixed outlets	Good
door	(another dwelling below)	N/A
secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 292 kilowatt hours per square metre (kWh/m²).

[About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£252 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 £10 per year** if you complete the suggested steps for improving this property's energy rating.

This is based on **average costs in 2021** 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:

- 668 kWh per year for heating
- 1,613 kWh per year for hot water

Impact on the environment

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

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

0.8 tonnes of CO₂

his property's potential production

0.8 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: Low energy lighting

Typical installation cost	£100
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Typical yearly saving	£10
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Potential rating after completing step	75 C
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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:

Heat pumps and biomass boilers: [Boiler Upgrade Scheme](#)

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	Peter Cowan
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Telephone	07702 710383
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mailpetercowan77@yahoo.co.uk

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

STRO004434

telephone

0330 124 9660

mailcertification@stroma.com

About this assessment

assessor's declaration

No related party

date of assessment

7 January 2021

date of certificate

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

certificate number[0168-0966-6292-8020-1990 \(/energy-certificate/0168-0966-6292-8020-1990\)](#)**expired on**5 December 2020



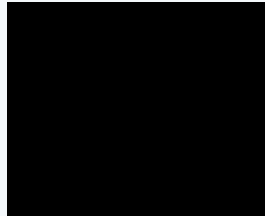
[Help \(/help\)](/help) [Accessibility \(/accessibility-statement\)](/accessibility-statement) [Cookies \(/cookies\)](/cookies)

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

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