

Energy performance certificate (EPC)

Flat 4 Caroline Court Highfield Road LONDON NW11 9NA	Energy rating D	Valid until:	30 June 2036
		Certificate number:	0380-2890-2660-2496-6315

Property type	Top-floor flat
Total floor area	31 square metres

Rules on letting this property

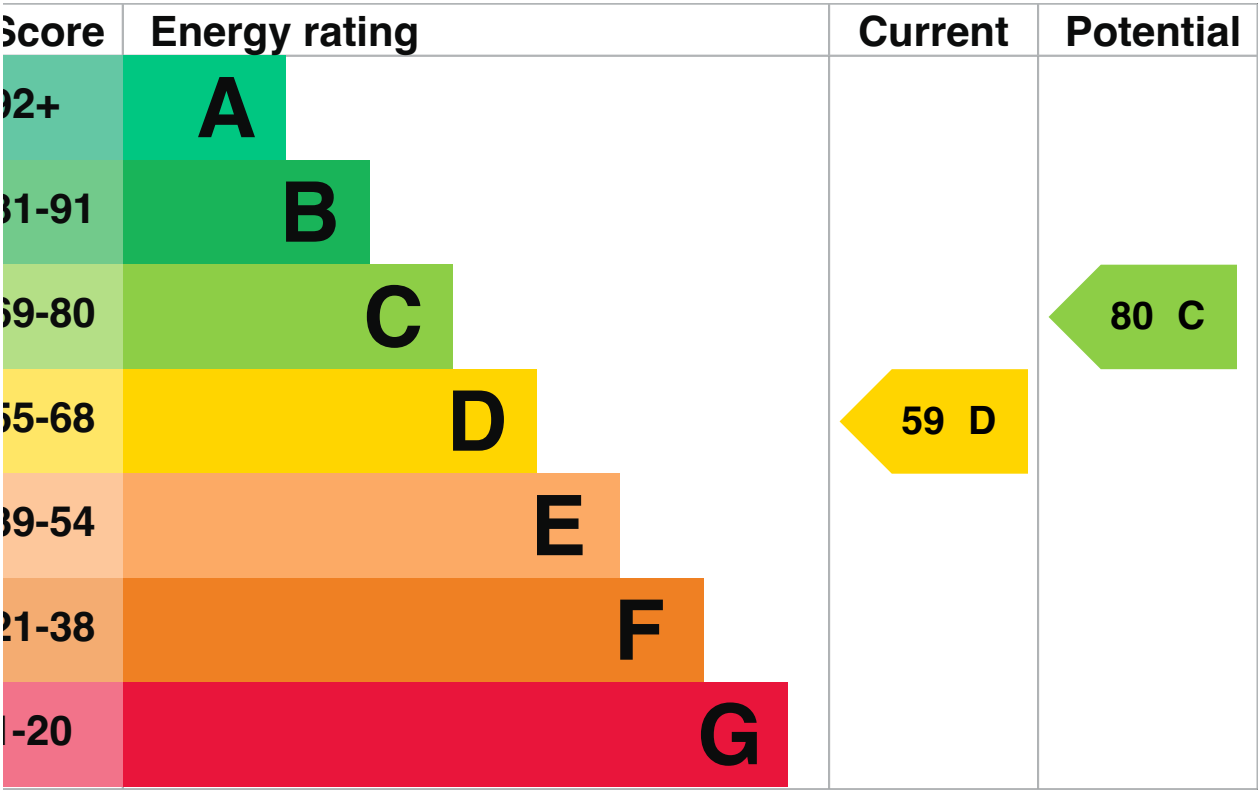
Properties can be let if they have an energy rating from A to E.

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 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	Cavity wall, filled cavity	Good
Roof	Pitched, 100 mm loft insulation	Average
Window	Fully double glazed	Average
Main heating	Room heaters, electric	Very poor

main heating control	Programmer and appliance thermostats	Good
hot water	Electric immersion, standard tariff	Very poor
lighting	Excellent lighting efficiency	Very good
door	(another dwelling below)	N/A
air tightness	(not tested)	N/A
secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 184 kilowatt hours per square metre (kWh/m²).

[About primary energy use](#)

Smart meters

This property had a **smart meter for electricity** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out about using your smart meter \(https://www.smartenergygb.org/using-your-smart-meter\)](https://www.smartenergygb.org/using-your-smart-meter)

How this affects your energy bills

An average household would need to spend **£1,034 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 £442 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2026** 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:

- 1,914 kWh per year for heating
- 1,738 kWh per year for hot water

Impact on the environment

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

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 CO ₂
This property produces	0.6 tonnes of CO ₂
This property's potential production	0.5 tonnes of CO ₂

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	£900 - £1,200
Typical yearly saving	£90
Potential rating after completing step	

Step 2: High heat retention storage heaters and dual rate meter

Typical installation cost	£800 - £1,600
Typical yearly saving	£340
Potential rating after completing	

Steps 1 and 2

80 C

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

Michael Gibber

Telephone

07843698991

Email

peninsulasurveys@me.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme

Elmhurst Energy Systems Ltd

Assessor's ID

EES/020438

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration

No related party

Date of assessment

10 June 2026

Date of certificate

1 July 2026

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

[7708-6051-6278-6795-7924 \(/energy-certificate/7708-6051-6278-6795-7924\)](#)

Expired on

29 August 2025

Certificate number

[8102-4746-7929-3526-6943 \(/energy-certificate/8102-4746-7929-3526-6943\)](#)

Expired on

24 January 2024



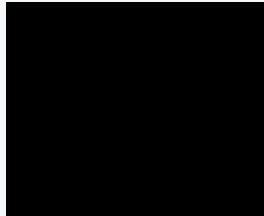
[Help \(/help\)](/help) [Accessibility \(/accessibility-statement\)](/accessibility-statement) [Cookies \(/cookies\)](/cookies)

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