

Energy performance certificate (EPC)

Flat 2 8 The Vale LONDON NW11 8SG	Energy rating C	Valid until:	20 March 2032
		Certificate number:	9020-9075-0185-8206-0283

Property type

Mid-floor flat

Total floor area

112 square metres

Rules on letting this property

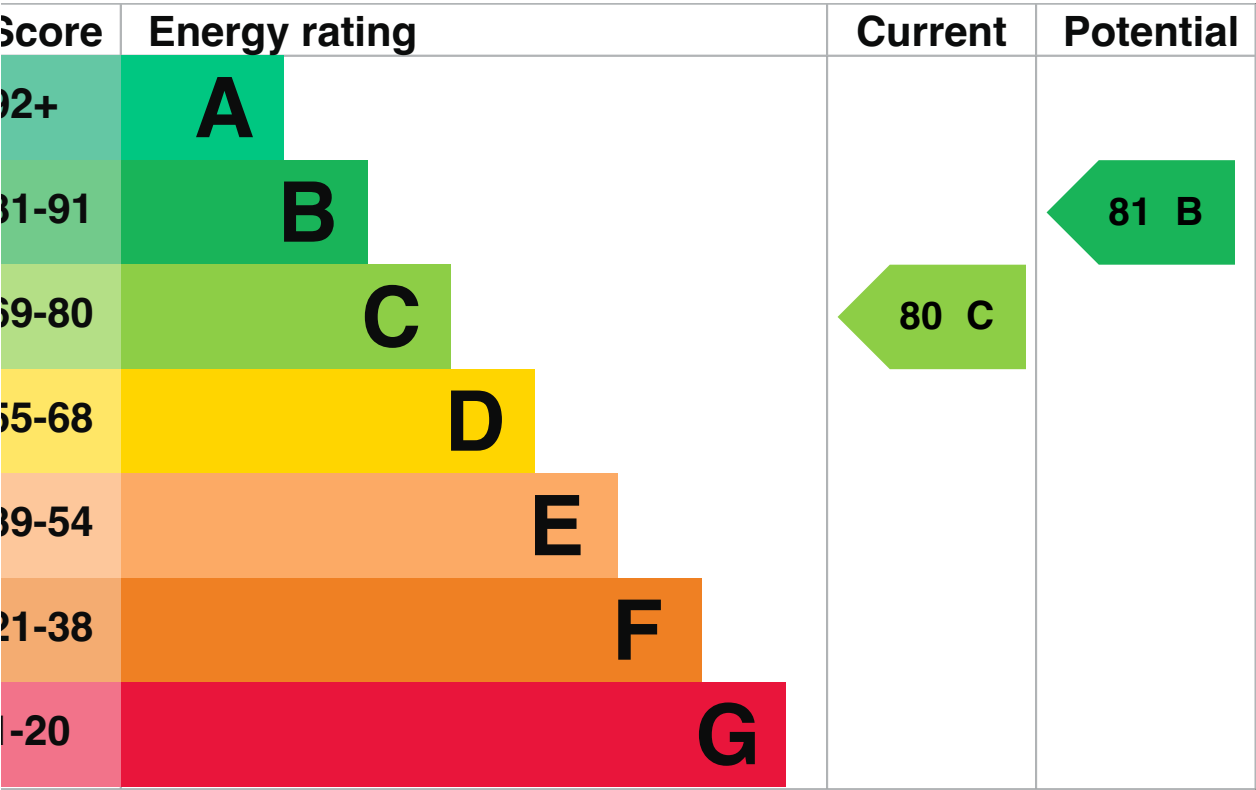
Properties can be let if they have an energy rating from A to E.

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 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	Cavity wall, as built, insulated (assumed)	Good
Window	Fully triple glazed	Good
Main heating	Air source heat pump, underfloor, electric	Poor
Main heating control	Time and temperature zone control	Very good

Hot water	From main system	Poor
Lighting	Low energy lighting in all fixed outlets	Very good
Of	(another dwelling above)	N/A
For	(another dwelling below)	N/A
Secondary heating	None	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO₂. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Air source heat pump

Primary energy use

The primary energy use for this property per year is 103 kilowatt hours per square metre (kWh/m²).

[About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£724 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 £40 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2022** 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:

- 3,118 kWh per year for heating
- 2,475 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 CO ₂
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this property produces	2.0 tonnes of CO ₂
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this property's potential production	1.9 tonnes of CO ₂
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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: Heat recovery system for mixer showers

Typical installation cost	£585 - £720
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Typical yearly saving	£40
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Potential rating after completing step	
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Advice on making energy saving improvements

[Get detailed recommendations and cost estimates](#)

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	Elliott Warwick
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Telephone	07916 127733
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mailelliottwarwick@dipdea.com

Contacting the accreditation scheme

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

accreditation scheme

Quidos Limited

assessor's ID

QUID205001

telephone

01225 667 570

mailinfo@quidos.co.uk

About this assessment

assessor's declaration

No related party

date of assessment

18 March 2022

date of certificate

21 March 2022

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[8729-6231-9460-9001-5996 \(/energy-certificate/8729-6231-9460-9001-5996\)](#)**expired on**19 September 2021



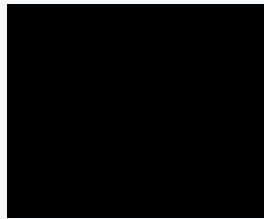
[Help \(/help\)](/help) [Accessibility \(/accessibility-statement\)](/accessibility-statement) [Cookies \(/cookies\)](/cookies)

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