## Energy performance certificate (EPC)

181, Thornton Road

## Rules on letting this property

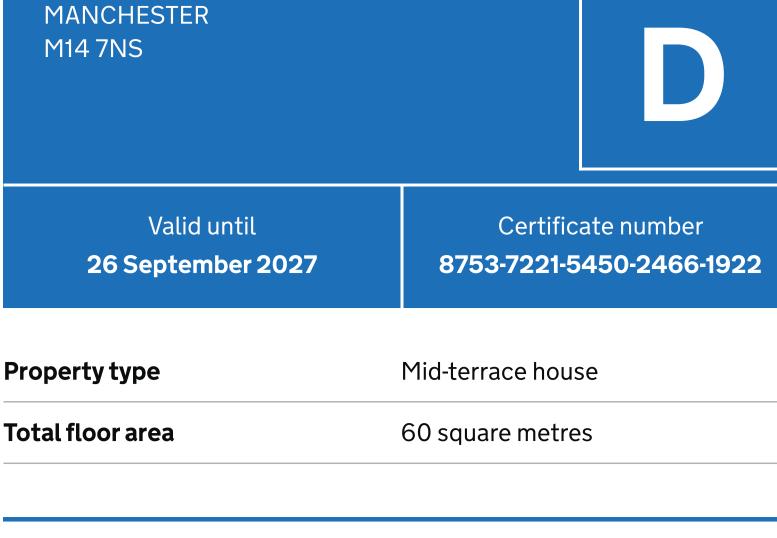
**Certificate contents** 

- Energy rating and score Breakdown of property's energy performance
- How this affects your energy bills Impact on the environment
- Changes you could make Who to contact about this
- certificate Other certificates for this property

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**Energy rating** 

Rules on letting this property		
rates on tetting tims 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.

## **Energy rating and score**

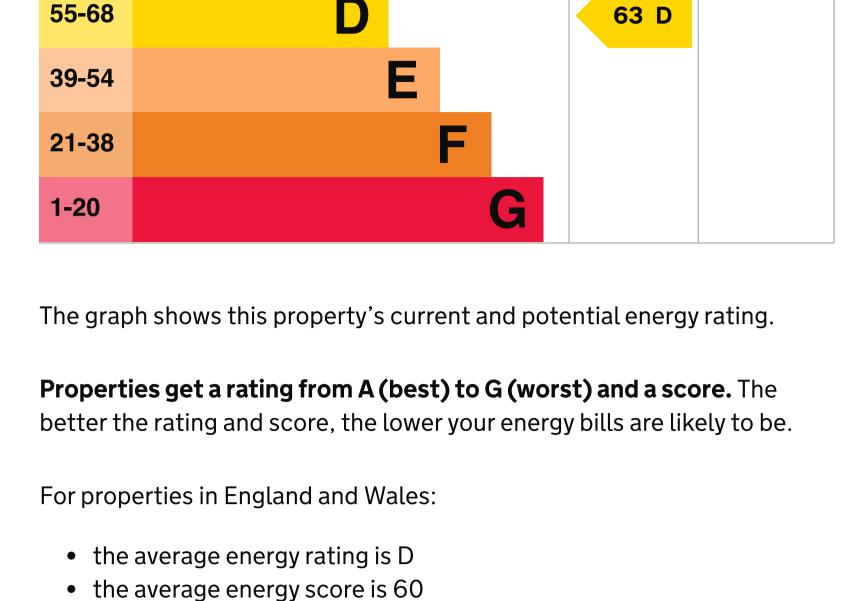
See how to improve this property's energy efficiency.

69-80

#### **Energy rating Potential Score Current**

This property's current energy rating is D. It has the potential to be B.

92+ 81-91 85 B



Breakdown of property's energy

**Feature Description Rating** Wall Solid brick, as built, no insulation

Poor

Good

Average

Good

Assumed ratings are based on the property's age and type. They are used

Pitched, no insulation (assumed) Very poor Pitched, no insulation Roof Very poor

Pitched, 200 mm loft insulation

Main heating Programmer, TRVs and bypass Average control From main system Hot water Good Lighting Low energy lighting in all fixed outlets Very good Suspended, no insulation (assumed) N/A Floor

### This is **based on average costs in 2017** 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** 

potential to be B.

**Carbon emissions** 

This property's potential

Typical installation cost

Typical yearly saving

Potential rating after

completing steps 1 and 2

Typical installation cost

Typical yearly saving

Potential rating after

Potential rating after

certificate

**Telephone** 

**Email** 

**Email** 

**Contacting the assessor** 

property.

completing steps 1 to 4

completing steps 1 to 3

Step 3: Solar water heating

completing step 1

production

energy.

majority of your energy bills.

improving this property's energy rating.

Estimated energy needed in this property is:

7,283 kWh per year for heating

• 1,703 kWh per year for hot water

An average household produces 6 tonnes of CO2 This property produces 2.7 tonnes of CO2

1.0 tonnes of CO2

£850 - £1,500

£23

£117

£28

72 C

£256

85 B

71 C

£4,000 - £6,000

65 D

Step 1: Flat roof or sloping ceiling insulation

Step 2: Internal or external wall insulation

Do I need to follow these steps in order?

Typical installation cost **Typical yearly saving** 

Help paying for energy improvements

More ways to save energy Find ways to save energy in your home.

Who to contact about this

You might be able to get a grant from the **Boiler Upgrade Scheme**. This

will help you buy a more efficient, low carbon heating system for this

### **Accreditation scheme** Assessor's ID **Telephone**

**Assessor's declaration** 

the assessor's accreditation scheme.

Employed by the professional dealing with the property transaction

<u>dluhc.digital-services@levellingup.gov.uk</u> or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm). There are no related certificates for this property.

performance

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

Features in this property

for features the assessor could not inspect.

their condition.

Roof

Roof

### Mostly double glazing Window Main heating Boiler and radiators, mains gas

(assumed)

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Secondary heating	Room heaters, electric	N/A	
Primary energy	use		
The primary energy use for this property per year is 257 kilowatt hours per square metre (kWh/m2).			
► <u>About primary energy use</u>			
How this affects your energy bills			
An average household would need to spend £672 per year on heating, hot water and lighting in this property. These costs usually make up the			

You could save £168 per year if you complete the suggested steps for

# Impact on the environment

This property's current environmental impact rating is D. It has the

Properties get a rating from A (best) to G (worst) on how much carbon

dioxide (CO2) they produce each year. CO2 harms the environment.

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

Changes you could make

These ratings are based on assumptions about average occupancy and

energy use. People living at the property may use different amounts of

Typical installation cost £4,000 - £14,000 Typical yearly saving Potential rating after

£5,000 - £8,000

Step 4: Solar photovoltaic panels, 2.5 kWp

you can complain to the assessor who created it. Assessor's name Mark Crunden-White

Contacting the accreditation scheme

If you're unhappy about your property's energy assessment or certificate,

If you're still unhappy after contacting the assessor, you should contact

07739 395 620

mark.happyhome@gmail.com

Stroma Certification Ltd

certification@stroma.com

STR0025301

0330 124 9660

# **About this assessment**

**Date of assessment** 26 September 2017 **Date of certificate** 27 September 2017 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