| Energy performance certificate (EPC) | | | |
|----------------------------------------|-------------------------------------|-------------------------------------|----------------------------------------------|
| 57 Houndsden Road LONDON N21 1LX | Energy rating | Valid until: Certificate number: | 7 September 2033 0032-2923-8710-2007-2181 |
| Property type Total floor area | Detached house 131 square metres | | |

Rules on letting this property



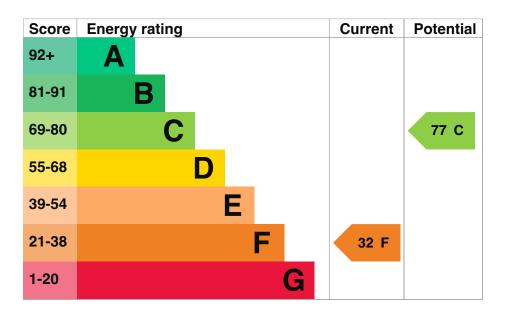
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be let if they have an energy rating from A to E. You could make changes to <u>improve this</u> property's energy rating.

Energy rating and score

This property's energy rating is F. 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 | Solid brick, as built, no insulation (assumed) | Very poor |
| Roof | Pitched, no insulation (assumed) | Very poor |
| Window | Partial double glazing | Poor |
| Main heating | Boiler and radiators, mains gas | Good |
| Main heating control | Programmer and room thermostat | Average |
| Hot water | From main system, no cylinder thermostat | Poor |
| Lighting | Low energy lighting in 57% of fixed outlets | Good |
| Floor | Suspended, no insulation (assumed) | N/A |
| Secondary heating | None | N/A |

Primary energy use

The primary energy use for this property per year is 460 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £5,017 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 £2,951 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- 24,042 kWh per year for heating
- 4,545 kWh per year for hot water

Impact on the environment

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

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 | 11.0 tonnes of CO2 |
| This property's potential production | 3.2 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.

Changes you could make

| Step | Typical installation cost | Typical yearly saving |
|--------------------------------------------------------------------|------------------------------|--------------------------|
| 1. Internal or external wall insulation | £4,000 - £14,000 | £1,054 |
| 2. Floor insulation (suspended floor) | £800 - £1,200 | £266 |
| 3. Increase hot water cylinder insulation | £15 - £30 | £110 |
| 4. Draught proofing | £80 - £120 | £46 |
| 5. Low energy lighting | £30 | £61 |
| 6. Hot water cylinder thermostat | £200 - £400 | £302 |
| 7. Heating controls (TRVs) | £350 - £450 | £160 |
| 8. Condensing boiler | £2,200 - £3,000 | £747 |
| 9. Solar water heating | £4,000 - £6,000 | £104 |
| 10. Replace single glazed windows with low-E double glazed windows | £3,300 - £6,500 | £101 |
| 11. Solar photovoltaic panels | £3,500 - £5,500 | £670 |

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). 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

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 | Serkan Memduh |
|-----------------|-----------------------------|
| Telephone | 07783 470710 |
| Email | serkanmemduh@googlemail.com |

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 | STRO001272 |
| Telephone | 0330 124 9660 |
| Email | certification@stroma.com |
| | |

About this assessment

| Assessor's declaration | No related party |
|------------------------|------------------|
| Date of assessment | 7 September 2023 |
| Date of certificate | 8 September 2023 |
| Type of assessment | RdSAP |