Energy performance certificate (EPC)		
79 Muswell Hill Road LONDON N10 3HT	Energy rating	Valid until: 27 July 2032 Certificate number: 9800-0734-0722-7126-3323
Property type		Mid-terrace house
Total floor area		224 square metres

Rules on letting this property

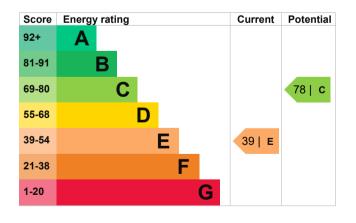
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (<u>https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</u>).

Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be C.

<u>See how to improve this property's energy</u> performance.



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Poor
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Roof room(s), 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 60% of fixed outlets	Good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 375 kilowatt hours per square metre (kWh/m2).

Environmental impac property	t of this	This property produces	15.0 tonnes of CO2
This property's current environmental impact rating is F. It has the potential to be C.		This property's potential production	5.0 tonnes of CO2
Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.		By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 10.0 tonnes per year. This will help to protect the environment.	
Properties with an A rating produce less CO2			
than G rated properties. An average household produces	6 tonnes of CO2	Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.	
than G rated properties. An average household		environment. Environmental impact ratin assumptions about averag energy use. They may not	igs are bas e occupan reflect hov

Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from E (39) to C (78).

Step	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£53
2. Room-in-roof insulation	£1,500 - £2,700	£371
3. Internal or external wall insulation	£4,000 - £14,000	£242
4. Floor insulation (suspended floor)	£800 - £1,200	£75
5. Draught proofing	£80 - £120	£34
6. Low energy lighting	£20	£43
7. Heating controls (TRVs)	£350 - £450	£92
8. Condensing boiler	£2,200 - £3,000	£566
9. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£50
10. Solar photovoltaic panels	£3,500 - £5,500	£349

Paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022)</u>. This will help you buy a more efficient, low carbon heating system for this property.

Find energy grants and ways to save energy in your home (https://www.gov.uk/improve-energy-efficiency).

Estimated energy use and
potential savings

Estimated yearly energy cost for this property	£2701
Potential saving	£1528

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The potential saving shows how much money you could save if you <u>complete each</u> recommended step in order.

For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> (<u>https://www.gov.uk/improve-energy-efficiency</u>).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Type of heating	Estimated energy used
Space heating	34684 kWh per year
Water heating	5385 kWh per year
Potential energy savings by installing insulation	
Type of insulation	Amount of energy saved
Loft insulation	2660 kWh per year
Solid wall insulation	3721 kWh per year

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Nina Syruckova
Telephone	07447902465
Email	info@primeperspectives

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

s.com

Elmhurst Energy Systems Ltd EES/026319 01455 883 250 enquiries@elmhurstenergy.co.uk

No related party 27 July 2022 28 July 2022 **RdSAP**