Energy performance certificate (EPC)

16 Gelndore House 30 Clarges Street LONDON W1J 7EG Energy rating

Valid until: 7 May 2023

Certificate number: 8504-0638-4829-9206-1573

Property type Top-floor flat

Total floor area 122 square metres

Rules on letting this property

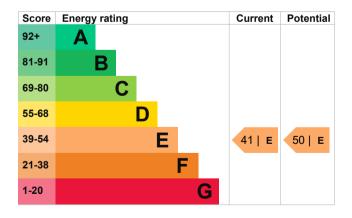
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance</u> for <u>landlords</u> on the <u>regulations</u> and <u>exemptions</u> (<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 E.

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



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)	Very poor
Roof	Pitched, no insulation (assumed)	Very poor
Window	Single glazed	Very poor
Main heating	Warm air, Electricaire	Average
Main heating control	Time and temperature zone control	Very good
Hot water	Electric immersion, off-peak	Average
Lighting	Low energy lighting in 82% of fixed outlets	Very good
Floor	(other premises below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 619 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property		This property produces	13.0 tonnes of CO2
This property's current environmental impact rating is G. It has the potential to be F.		This property's potential production	11.0 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>recomment</u> could reduce this property' 2.0 tonnes per year. This venvironment.	s CO2 emissions by
Properties with an A rating p	roduce less CO2		
than G rated properties.		Environmental impact ratin assumptions about averag	•
An average household produces	6 tonnes of CO2	energy use. They may not consumed by the people li	reflect how energy is
produces		consumed by the people if	ving at the property.

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 (41) to E (50).

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£190
Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£53

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	£1650
Potential saving	£243

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> <u>recommended step in order</u>.

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

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	21445 kWh per year	
Water heating	2184 kWh per year	
D (())		

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Loft insulation	10361 kWh per year
Solid wall insulation	4368 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 Usman Rauf Telephone 0845 0945 192

Email epcquery@vibrantenergymatters.co.uk

Accreditation scheme contact details

Accreditation scheme **NHER**

Assessor ID NHER006759 Telephone 01455 883 250

Email enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration Employed by the professional dealing with the

property transaction

7 May 2013 Date of assessment Date of certificate 8 May 2013 **RdSAP**

Type of assessment