

# Energy performance certificate (EPC)

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83 Weirdale Avenue  
LONDON  
N20 0AJ

Energy rating

**D**

Valid until

19 September 2033

Certificate number

2196-6863-7128-1514-9941

### Property type

End-terrace house

### Total floor area

78 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](#).

## Energy rating and score

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

[See how to improve this property's energy efficiency](#).

A	B	C	D	E	F	G	92+	81-91	69-80	55-68	39-54	21-38	1-20	Score	Energy rating
							58	D	85	B					

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.

<b>Feature</b>	<b>Description</b>	<b>Rating</b>
<b>Wall</b>	Solid brick, as built, no insulation (assumed)	Very poor
<b>Roof</b>	Pitched, 75 mm loft insulation	Average
<b>Window</b>	Fully double glazed	Average
<b>Main heating</b>	Boiler and radiators, mains gas	Good
<b>Main heating control</b>	Programmer, room thermostat and TRVs	Good
<b>Hot water</b>	From main system	Good
<b>Lighting</b>	Low energy lighting in 30% of fixed outlets	Average
<b>Floor</b>	Suspended, no insulation (assumed)	N/A
<b>Secondary heating</b>	Room heaters, mains gas	N/A
<b>Primary energy use</b>		

The primary energy use for this property per year is 298 kilowatt hours per square metre (kWh/m<sup>2</sup>).

### About primary energy use

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- 
- 

## **How this affects your energy bills**

An average household would need to spend £2,140 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 £907 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.

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### **Heating this property**

Estimated energy needed in this property is:

- 11,889 kWh per year for heating
- 2,094 kWh per year for hot water

## **Impact on the environment**

This property's current environmental impact rating is E. It has the potential to be B.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year. CO<sub>2</sub> harms the environment.

### **Carbon emissions**

**An average household produces**

6 tonnes of CO<sub>2</sub>

**This property produces**

4.1 tonnes of CO2

**This property's potential production**

1.3 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**

Do I need to follow these steps in order?

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### **Step 1: Increase loft insulation to 270 mm**

**Typical installation cost**

£100 - £350

**Typical yearly saving**

£61

**Potential rating after completing step 1**

59 D

### **Step 2: Internal or external wall insulation**

**Typical installation cost**

£4,000 - £14,000

**Typical yearly saving**

£554

**Potential rating after completing steps 1 and 2**

69 C

### **Step 3: Floor insulation (suspended floor)**

**Typical installation cost**

£800 - £1,200

**Typical yearly saving**

£125

**Potential rating after completing steps 1 to 3**

71 C

### **Step 4: Low energy lighting**

<b>Typical installation cost</b>	£35
<b>Typical yearly saving</b>	£75
<b>Potential rating after completing steps 1 to 4</b>	73 C
<b>Step 5: Solar water heating</b>	
<b>Typical installation cost</b>	£4,000 - £6,000
<b>Typical yearly saving</b>	£92
<b>Potential rating after completing steps 1 to 5</b>	74 C
<b>Step 6: Solar photovoltaic panels, 2.5 kWp</b>	
<b>Typical installation cost</b>	£3,500 - £5,500
<b>Typical yearly saving</b>	£662
<b>Potential rating after completing steps 1 to 6</b>	85 B

### **Help paying for energy improvements**

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 property.

### **More ways to save energy**

[Find ways to save energy in your home.](#)

## **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**

Michael Harrison

### **Telephone**

07932567157

**Email**

[michaelharrisondea@yahoo.co.uk](mailto:michaelharrisondea@yahoo.co.uk)

**Contacting the accreditation scheme**

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

**Accreditation scheme**

ECMK

**Assessor's ID**

ECMK301617

**Telephone**

0333 123 1418

**Email**

[info@ecmk.co.uk](mailto:info@ecmk.co.uk)

**About this assessment**

**Assessor's declaration**

No related party

**Date of assessment**

19 September 2023

**Date of certificate**

20 September 2023

**Type of assessment**

[Show information about the 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 [dluhc.digital-services@levellingup.gov.uk](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.