Energy performance certificate (EPC)

Certificate contents

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78 Russell Lane
LONDON
N20 0AP

Energy rating

F

Valid until

13 February 2033

Certificate number

2041-6401-3161-1139-3972

Property type

Detached bungalow

Total floor area

86 square metres

Rules on letting this property

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Warning

You may not be able to let 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.

Properties can be let if they have an energy rating from A to E.
The recommendations section sets out changes you can make to improve the property's rating.

Energy rating and score

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

See how to improve this property's energy efficiency.

A B C D E F G92+ 81-91 69-80 55-68 39-54 21-38 1-20ScoreEnergy ratingCurrentPotential33 F79 C

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
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 150 mm loft insulation	Good
Window	Partial double glazing	Poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average

Feature	Description	Rating
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in 8% of fixed outlets	Very poor
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 521 kilowatt hours per square metre (kWh/m2).

About primary energy use

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-
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How this affects your energy bills

An average household would need to spend £1,758 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 £991 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:

- 14,404 kWh per year for heating
- 3,525 kWh per year for hot water

Saving energy by installing insulation

Energy you could save:

- 401 kWh per year from loft insulation
- 895 kWh per year from cavity wall insulation
- 2,656 kWh per year from solid wall insulation

More ways to save energy

Find ways to save energy in your home.

Environmental impact of this property

This property's current 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. CO2 harms the environment.

Carbon emissions

An average household produces

6 tonnes of CO2

This property produces

7.9 tonnes of CO2

This property's potential production

2.1 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?

Step 1: Increase loft insulation to 270 mm

Typical installation cost

£100 - £350

Typical yearly saving

£34

Potential rating after completing step 1

34 F

Step 2: Cavity wall insulation

Typical installation cost

£500 - £1,500

Typical yearly saving

£75

Potential rating after completing steps 1 and 2

36 F

Step 3: Internal or external wall insulation

Typical installation cost

£4,000 - £14,000

Typical yearly saving

£222

Potential rating after completing steps 1 to 3

44 E

Step 4: Floor insulation (suspended floor)

Typical installation cost

£800 - £1,200

Typical yearly saving

£157

Potential rating after completing steps 1 to 4

50 E

Step 5: Hot water cylinder insulation

Add additional 80 mm jacket to hot water cylinder

Typical installation cost

£15 - £30

Typical yearly saving

£15

Potential rating after completing steps 1 to 5

50 E

Step 6: Draught proofing

Typical installation cost

£80 - £120

Typical yearly saving

£24

Potential rating after completing steps 1 to 6

52 E

Step 7: Low energy lighting

Typical installation cost

£60

Typical yearly saving

£64

Potential rating after completing steps 1 to 7

53 E

Step 8: Hot water cylinder thermostat

Typical installation cost

£200 - £400

Typical yearly saving

£81

Potential rating after completing steps 1 to 8

56 D

Step 9: Heating controls (thermostatic radiator valves)

Heating controls (TRVs)

Typical installation cost

£350 - £450

Typical yearly saving

£48

Potential rating after completing steps 1 to 9

58 D

Step 10: Replace boiler with new condensing boiler

Typical installation cost

£2,200 - £3,000

Typical yearly saving

£183

Potential rating after completing steps 1 to 10

66 D

Step 11: Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£41

Potential rating after completing steps 1 to 11

67 D

Step 12: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost

£3,300 - £6,500

Typical yearly saving

£47

Potential rating after completing steps 1 to 12

69 C

Step 13: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£407

Potential rating after completing steps 1 to 13

79 C

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.

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

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

About this assessment

Assessor's declaration

No related party

Date of assessment

13 February 2023

Date of certificate

14 February 2023

Type of assessment

Show information about theRdSAP

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 or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.