Energy performance certificate (EPC)					
Flat 403 10, Weymouth Street LONDON W1W 5BX	Energy rating	Valid until: 8 July 2029			
		Certificate number: 0328-8043-6273-6741-9964			
Property type	Mid-floor flat				
Total floor area		86 square metres			

Rules on letting this property

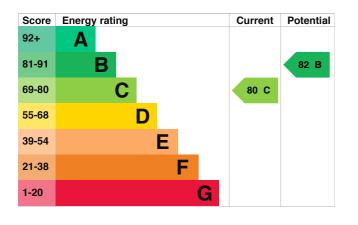
Properties can be let if they have an energy rating from A to E.

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

Energy rating and score

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

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



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.

eature Description		Rating
Wall	Cavity wall, as built, partial insulation (assumed)	Average
Window	Fully double glazed	Good
Main heating	Community scheme	Good
Main heating control	Flat rate charging, TRVs	Average
Hot water	Community scheme	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 114 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

Cavity fill is recommended

How this affects your energy bills

An average household would need to spend **£421 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 £47 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2019** 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:

- 2,569 kWh per year for heating
- 2,227 kWh per year for hot water

Impact on the environment This property's current environmental impact rating is C. It has the potential to be B.		1.7 tonnes of CO2		
		1.5 tonnes of CO2		
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.		You could improve this property's CO2		
Carbon emissions		emissions by making the suggested changes. This will help to protect the environment.		
6 tonnes of CO2	These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.			
i	ronmental impact ial to be B. A (best) to G (worst) e (CO2) they rms the environment.	ronmental impact ial to be B.This property's potential productionA (best) to G (worst) e (CO2) they rms the environment.You could improve this properties emissions by making the su This will help to protect the These ratings are based or average occupancy and en living at the property may u		

Changes you could make

1. Cavity wall insulation

£500 - £1,500

Typical installation cost

£47

Typical yearly saving

Help paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. 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	
Telephone	
Email	

Robin Leach 07904262921 leachom@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 Assessor's ID Telephone Email Elmhurst Energy Systems Ltd EES/021679 01455 883 250 enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration Date of assessment Date of certificate Type of assessment No related party 2 July 2019 9 July 2019 RdSAP