Energy performance certificate (EPC)			
26 Hinton Avenue HOUNSLOW TW4 6AR	Energy rating	Valid until: 21 May 2033 Certificate number: 0340-2452-9250-2927-3635	
Property type	Semi-detached house		
Total floor area	86 square metres		

Rules on letting this property

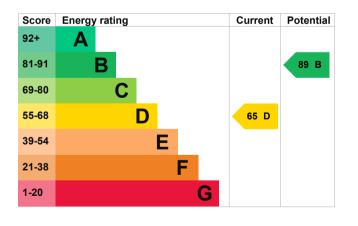
Properties can be let if they have an energy rating from A to E.

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

Energy rating and score

This property's current energy rating is D. 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.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 300 mm loft insulation	Very good
Roof	Flat, insulated (assumed)	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Floor	Solid, insulated (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 228 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £1,729 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 £742 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 heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 8,457 kWh per year for heating
- 2,831 kWh per year for hot water

Saving energy by installing insulation

Energy you could save:

• 3,385 kWh per year from solid wall insulation

More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

Environmental impact property	of this	This property's potential production	0.8 tonnes of CO2
This property's current environ rating is D. It has the potential		You could improve this prov	perty's CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
produce each year. CO2 harm	s the environment.	Environmental impact rating	
An average household produces	6 tonnes of CO2	assumptions about average occupancy and energy use. They may not reflect how energy consumed by the people living at the property.	
This property produces	3.4 tonnes of CO2		

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£417

Step	Typical installation cost	Typical yearly saving
2. Floor insulation (solid floor)	£4,000 - £6,000	£65
3. Condensing boiler	£2,200 - £3,000	£141
4. Solar water heating	£4,000 - £6,000	£118
5. Solar photovoltaic panels	£3,500 - £5,500	£674

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.

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	Jaspal Chopra
Telephone	07828312325
Email	jas@jcphotographystudio.com

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

About this assessment

Assessor's declaration Date of assessment Date of certificate Type of assessment Elmhurst Energy Systems Ltd EES/023692 01455 883 250 <u>enquiries@elmhurstenergy.co.uk</u>

No related party 22 May 2023 22 May 2023 RdSAP