Energy performance certificate (EPC)				
294 Wanstead Park Road ILFORD IG1 3TU	Energy rating	Valid until: 12 September 2033		
		Certificate number: 9671-3030-3201-4687-1200		
Property type	Semi-detached house			
Total floor area		147 square metres		

Rules on letting this property

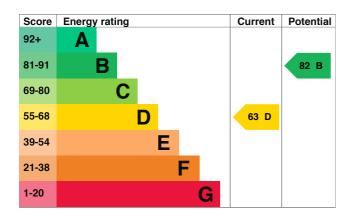
Properties can be let if they have an energy rating from A to E.

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
Roof	Pitched, insulated at rafters	Average
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 23% of fixed outlets	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 211 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £2,819 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 £1,026 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:

- 16,780 kWh per year for heating
- 2,252 kWh per year for hot water

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Impact on the environment

This property's current environmental impact This property's potential 2.4 tonnes of CO2 production rating is D. It has the potential to be C. Properties get a rating from A (best) to G (worst) You could improve this property's CO2 on how much carbon dioxide (CO2) they emissions by making the suggested changes. produce each year. CO2 harms the environment. This will help to protect the environment. **Carbon emissions** These ratings are based on assumptions about average occupancy and energy use. People 6 tonnes of CO2 An average household living at the property may use different amounts produces of energy. This property produces 5.5 tonnes of CO2

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£715
2. Floor insulation (suspended floor)	£800 - £1,200	£190
3. Low energy lighting	£50	£123
4. Solar photovoltaic panels	£3,500 - £5,500	£669

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

Joe Wallace 07534176105 joewallace1724@gmail.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

EES/030068 01455 883 250 enquiries@elmhurstenergy.co.uk

Elmhurst Energy Systems Ltd

About this assessment

Assessor's declaration Date of assessment Date of certificate

Type of assessment

No related party 13 September 2023 13 September 2023 RdSAP