

Energy performance certificate (EPC)

| | | |
|-------------------------------------|---------------|--|
| 9, Riley Road ENFIELD EN3 5QB | Energy rating | Valid until: 7 January 2026 |
| | E | Certificate number: 9858-0943-7272-4315-0950 |

| | |
|------------------|---------------------|
| Property type | Semi-detached house |
| Total floor area | 150 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

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

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 75 C |
| 55-68 | D | | |
| 39-54 | E | 45 E | |
| 21-38 | F | | |
| 1-20 | G | | |

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, 12 mm loft insulation | Very poor |
| Roof | Flat, no insulation (assumed) | Very poor |
| Roof | Roof room(s), 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 64% of fixed outlets | Good |
| Floor | Suspended, no insulation (assumed) | N/A |
| Floor | Solid, 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 341 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

Additional information

Additional information about this property:

- Cavity fill is recommended

How this affects your energy bills

An average household would need to spend **£1,918 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 £834 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2016** 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:

- 21,274 kWh per year for heating
- 2,319 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is F. It has the potential to be D.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year.

Carbon emissions

| | |
|---|-------------------------------|
| An average household produces | 6 tonnes of CO ₂ |
| This property produces | 9.0 tonnes of CO ₂ |
| This property's potential production | 3.9 tonnes of CO ₂ |

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 | £178 |
| Potential rating after completing step 1 | 50 E |

Step 2: Cavity wall insulation

| | |
|---|---------------|
| Typical installation cost | £500 - £1,500 |
| Typical yearly saving | £69 |
| Potential rating after completing steps 1 and 2 | 52 E |

Step 3: Internal or external wall insulation

| | |
|--|------------------|
| Typical installation cost | £4,000 - £14,000 |
| Typical yearly saving | £372 |
| Potential rating after completing steps 1 to 3 | 62 D |

Step 4: Floor insulation (suspended floor)

| | |
|--|---------------|
| Typical installation cost | £800 - £1,200 |
| Typical yearly saving | £66 |
| Potential rating after completing steps 1 to 4 | 64 D |

Step 5: Low energy lighting

| | |
|--|-------------|
| Typical installation cost | £20 |
| Typical yearly saving | £22 |
| Potential rating after completing steps 1 to 5 | 64 D |

Step 6: Replace boiler with new condensing boiler

| | |
|---------------------------|-----------------|
| Typical installation cost | £2,200 - £3,000 |
| Typical yearly saving | £127 |

Potential rating after completing steps 1 to 6**68 D****Step 7: Solar photovoltaic panels, 2.5 kWp**

Typical installation cost

£5,000 - £8,000

Typical yearly saving

£274

Potential rating after completing steps 1 to 7**75 C****Help paying for energy improvements**

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-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

Sarah Berenger

Telephone

01284812520

Emails.berenger@btinternet.com**Contacting the accreditation scheme**

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

Accreditation scheme

Stroma Certification Ltd

Assessor's ID

STRO010511

Telephone

0330 124 9660

Emailcertification@stroma.com**About this assessment****Assessor's declaration**

No related party

Date of assessment

15 December 2015

Date of certificate

8 January 2016

Type of assessment▶ [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 or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number

[8905-7022-4479-5122-3902 \(/energy-certificate/8905-7022-4479-5122-3902\)](#)

Valid until

1 December 2025

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[Give feedback \(https://forms.office.com/e/hUnC3Xq1T4\)](https://forms.office.com/e/hUnC3Xq1T4) [Service performance \(/service-performance\)](#)

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