English Cymraeg

# **Energy performance certificate (EPC)**

77, Franklin Avenue Cheshunt WALTHAM CROSS EN7 5EA	Energy rating	Valid until:	9 August 2028
		Certificate number:	8468-7628-5350-8910-9992
Property type Mid-terrace house			
Total floor area	7	71 square met	res

### Rules on letting this property

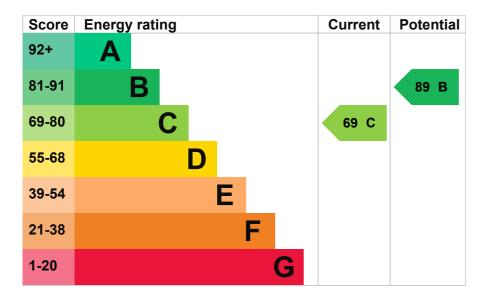
Properties can be let if they have an energy rating from A to E.

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).

# **Energy rating and score**

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

See how to improve this property's energy efficiency.



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

https://find-energy-certificate.service.gov.uk/energy-certificate/8468-7628-5350-8910-9992

#### 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	Solid brick, as built, partial insulation (assumed)	Average
Roof	Pitched, 100 mm loft insulation	Average
Roof	Flat, limited insulation (assumed)	Poor
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	No low energy lighting	Very poor
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A
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#### Primary energy use

The primary energy use for this property per year is 214 kilowatt hours per square metre (kWh/m2).

About primary energy use

### How this affects your energy bills

An average household would need to spend £632 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 £193 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2018** 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:

- 7,311 kWh per year for heating
- 2,018 kWh per year for hot water

# Impact on the environment

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

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 CO2
This property produces	2.7 tonnes of CO2
This property's potential production	0.8 tonnes of CO2

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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.

### Steps you could take to save energy

Do I need to follow these steps in order?

#### Step 1: Internal or external wall insulation

Typical installation cost	£4,000 - £14,000
Typical yearly saving	£90
Potential rating after completing step 1	73 C

### Step 2: Floor insulation (solid floor)

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£26
Potential rating after completing steps 1 and 2	75 C

#### Step 3: Low energy lighting

Typical installation cost	£60
Typical yearly saving	£46
Potential rating after completing steps 1 to 3	76 C

#### Step 4: Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£31
Potential rating after completing steps 1 to 4	78 C

### Step 5: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£5,000 - £8,000
Typical yearly saving	£301
Potential rating after completing steps 1 to 5	89 B

#### 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). This will help you buy a more efficient, low carbon heating system for this property.

#### More ways to save energy

# 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	Clifford Maddin
Telephone	07973283259
Email	epc4u@live.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	Stroma Certification Ltd
Assessor's ID	STR0024422
Telephone	0330 124 9660
Email	certification@stroma.com

#### About this assessment

Assessor's declaration	No related party
Date of assessment	10 August 2018
Date of certificate	10 August 2018
Type of assessment	► <u>RdSAP</u>

### 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 <u>mhclg.digital-services@communities.gov.uk</u> or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

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