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# **Energy performance** certificate (EPC)

### Certificate contents

- Rules on letting this property
- Energy performance rating for this property
- Breakdown of property's energy performance
- Environmental impact of this property
- Improve this

Flat 16 Wilding Court
Whitehall Close
BOREHAMWOOD
WD6 1GN

Valid until
31 August 2029

Certificate number
0763-2860-7780-9471-

property's energy
performance

- Estimated energy use and potential savings
- Contacting the assessor and accreditation scheme
- Other certificates for this property

### Share this certificate

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Property type	Top-floor flat
Total floor area	43 square metres

## Rules on letting this property

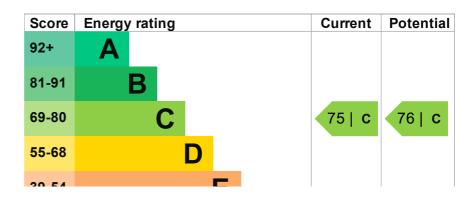
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read <u>guidance for landlords on the regulations and exemptions</u>.

### **Energy efficiency rating** for this property

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

See how to improve this property's energy performance.





The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor

• very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Description	Rating
Cavity wall, as built, insulated (assumed)	Good
Flat, insulated (assumed)	Good
Fully double glazed	Good
Boiler and radiators, mains gas	Good
Programmer, room thermostat and TRVs	Good
From main system	Good
No low energy lighting	Very poor
(another dwelling below)	N/A
None	N/A
	Cavity wall, as built, insulated (assumed)  Flat, insulated (assumed)  Fully double glazed  Boiler and radiators, mains gas  Programmer, room thermostat and TRVs  From main system  No low energy lighting  (another dwelling below)

### Primary energy use

The primary energy use for this property per year is 183 kilowatt hours per square metre (kWh/m2).

► What is primary energy use?

### **Environmental impact of this property**

This property's current environmental impact rating is C. It has the potential to be C.

Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.

Properties with an A rating produce less CO2 than G rated properties.

An average household produces	6 tonnes of CO2
This property produces	1.4 tonnes of CO2
This property's potential production	1.3 tonnes of CO2

By making the <u>recommended changes</u>, you could reduce this property's CO2 emissions by 0.1 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

## Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from C (75) to C (76).



▶ <u>Do I need to follow these steps in order?</u>

### Step 1: Low energy lighting

Low energy lighting

Typical installation cost	£40
Typical yearly saving	£35
Potential rating after completing step 1	76 C

#### Paying for energy improvements

<u>Find energy grants and ways to save energy in your home.</u>

### Estimated energy use and potential savings

Estimated yearly energy cost for this

### Potential saving £34

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The potential saving shows how much money you could save if you <u>complete each recommended step</u> in order.

For advice on how to reduce your energy bills visit Simple Energy Advice.

#### Heating use in this property

Heating a property usually makes up the majority of energy costs.

#### Estimated energy used to heat this property

Type of heating	Estimated energy used
Space heating	1549 kWh per year
Water heating	2034 kWh per year

#### Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

### Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

#### **Assessor contact details**

Assessor's name	Jayakrishnan Kumar
Telephone	0203 397 8220
Email	support@epconline.co .uk

#### **Accreditation scheme contact details**

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/019210
Telephone	01455 883 250
Email	enquiries@elmhursten ergy.co.uk

#### **Assessment details**

Assessor's declaration	No related party
Date of assessment	30 August 2019
Date of certificate	1 September 2019
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 <a href="mailto:dluhc.digital-services@levellingup.gov.uk">dluhc.digital-services@levellingup.gov.uk</a> or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.

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