# **Energy performance certificate** (EPC)

80c Wood Lane
DAGENHAM
RM8 2NT

Energy rating
Certificate number:

Valid until: 25 August 2031

O091-2455-2080-2329-9281

Property type Mid-floor flat

**Total floor area** 53 square metres

### Rules on letting this property

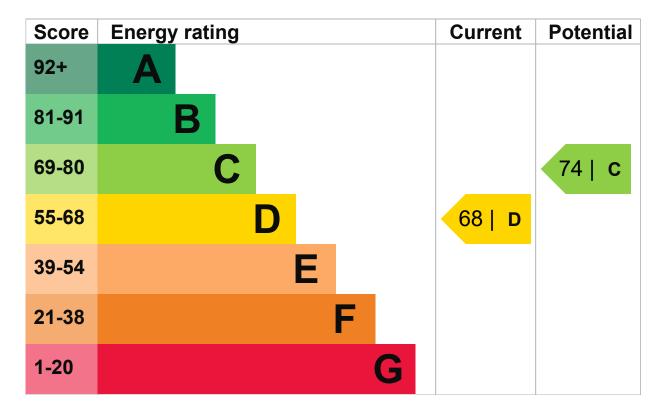
Properties can be rented if they have an energy rating from A to E.

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 (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)</u>.

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

This property's current energy rating is D. 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.

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Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	(other premises below)	N/A
Secondary heating	None	N/A

# Primary energy use

The primary energy use for this property per year is 230 kilowatt hours per square metre (kWh/m2).

What is primary energy use?

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

One of the biggest contributors to climate change is carbon dioxide (CO2). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO2 emissions.

An average household produces	6 tonnes of CO2
This property produces	2.1 tonnes of CO2
This property's potential production	1.7 tonnes of CO2

By making the <u>recommended changes</u>, you could reduce this property's CO2 emissions by 0.4 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.

### How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from D (68) to C (74).

What is an energy rating?



# Recommendation 1: Internal or external wall insulation

Internal or external wall insulation

Typical in	nstallation	cost
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£4,000 - £14,000

Typical yearly saving

£86

Potential rating after carrying out recommendation 1



# Paying for energy improvements

Find energy grants and ways to save energy in your home. (https://www.gov.uk/improve-energy-efficiency)

### Estimated energy use and potential savings

# Estimated yearly energy cost for this property

£512

### Potential saving

£86

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 estimated saving is based on making all of the recommendations in <a href="https://how.to.improve.this.property's energy">how to improve this property's energy</a> performance.

For advice on how to reduce your energy bills visit Simple Energy Advice (https://www.simpleenergyadvice.org.uk/).

## Heating use in this property

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

### Estimated energy used to heat this property

Space heating	5283 kWh per year
Water heating	1749 kWh per year

### Potential energy savings by installing insulation

Type of insulation Amount of energy saved

Solid wall insulation 1825 kWh per year

You might be able to receive Renewable Heat Incentive payments (https://www.gov.uk/domestic-renewable-heat-incentive). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

### 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	Luke Mchale
Telephone	07811263958
Email	luke@theimagetailor.com

### Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO008257

Telephone	0330 124 9660
Email	certification@stroma.com

# **Assessment details**

Assessor's declaration	No related party
Date of assessment	25 August 2021
Date of certificate	26 August 2021
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 <a href="mailto:mhclg.digital-services@communities.gov.uk">mhclg.digital-services@communities.gov.uk</a> or call our helpdesk on 020 3829 0748.

Certificate number	9761-2867-6721-9820-2881 (/energy-certificate/9761-2867-6721-9820-2881)
Expired on	23 December 2020
Certificate number	8971-6821-6710-1660-8092 (/energy-certificate/8971-6821-6710-1660-8092)
Expired on	9 September 2019

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