Energy performance certificate (EPC)		
4 Walton Road ROMFORD RM5 2DU	Energy rating	Valid until: 23 May 2033
КМ5 200		Certificate number: <b>7317-2025-4120-0184-4226</b>
Property type	Semi-detached house	
Total floor area	156 square metres	

# Rules on letting this property

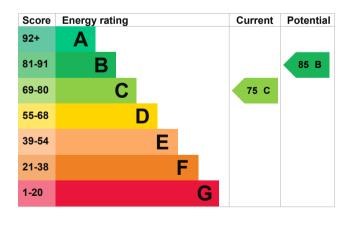
Properties can be let if they have an energy rating from A to E.

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 C. 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
Wall	Cavity wall, as built, insulated (assumed)	Very good
Roof	Pitched, 150 mm loft insulation	Good
Roof	Pitched, insulated (assumed)	Good
Roof	Flat, insulated (assumed)	Good
Window	Fully double glazed	Good
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 93% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Floor	Solid, insulated (assumed)	N/A
Secondary heating	None	N/A

#### Primary energy use

The primary energy use for this property per year is 142 kilowatt hours per square metre (kWh/m2).

# How this affects your energy bills

An average household would need to spend **£853 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 £117 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:

- 11,464 kWh per year for heating
- 2,980 kWh per year for hot water

#### Saving energy by installing insulation

Energy you could save:

- 265 kWh per year from loft insulation
- 1,767 kWh per year from solid wall insulation

#### More ways to save energy

Find ways to save energy in your home by visiting <u>www.gov.uk/improve-energy-efficiency</u>.

Environmental impact of this property		This property produces	3.9 tonnes of CO2
This property's current environmental impact rating is C. It has the potential to be B.		This property's potential production	2.2 tonnes of CO2
Properties get a rating from on how much carbon dioxid produce each year. CO2 ha	le (CO2) they	You could improve this properation of the second se	uggested changes.
Carbon emissions		These ratings are based or	
An average household produces	6 tonnes of CO2	average occupancy and en living at the property may u of energy.	

# Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£73
2. Solar water heating	£4,000 - £6,000	£44
3. Solar photovoltaic panels	£3,500 - £5,500	£373

### 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.

# 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	Muhammad Sufi
Telephone	07846873475
Email	qasim_sufi@yahoo.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
Assessor's ID
Telephone
Email

#### About this assessment

Assessor's declaration Date of assessment Date of certificate Type of assessment Stroma Certification Ltd STRO000851 0330 124 9660 certification@stroma.com

No related party 24 May 2023 24 May 2023 RdSAP