

# Energy Performance Certificate



Flat 4, 220, Kingsland Road, LONDON, E2 8DF

**Dwelling type:** Mid-floor flat  
**Date of assessment:** 21 January 2019  
**Date of certificate:** 23 January 2019

**Reference number:** 8221-6029-5600-5699-5922  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 79 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

**Estimated energy costs of dwelling for 3 years:**

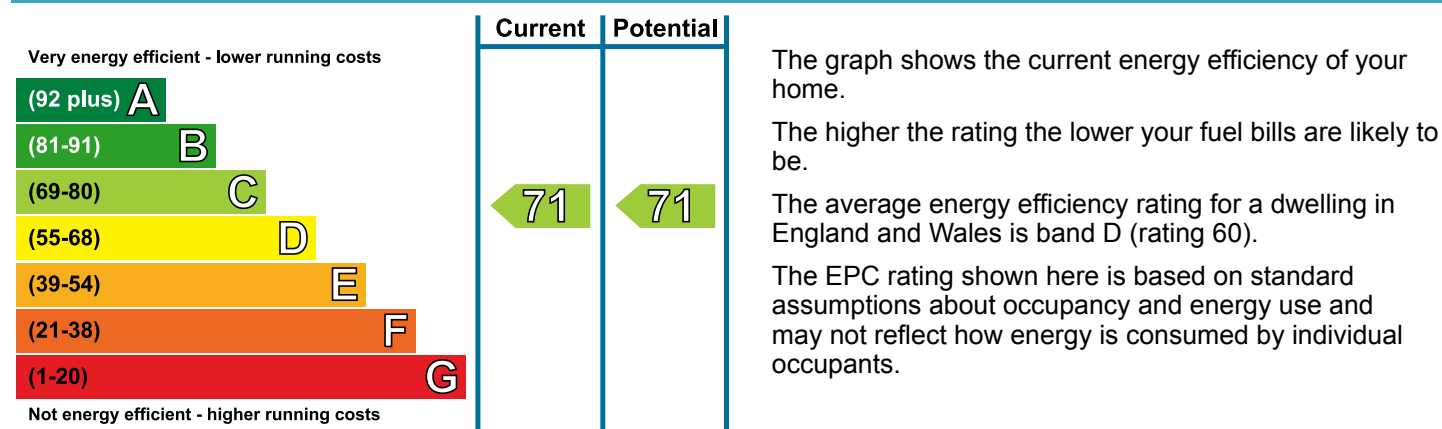
**£ 1,761**

## Estimated energy costs of this home

|               | Current costs        | Potential costs      | Potential future savings |
|---------------|----------------------|----------------------|--------------------------|
| Lighting      | £ 183 over 3 years   | £ 183 over 3 years   | Not applicable           |
| Heating       | £ 1,332 over 3 years | £ 1,332 over 3 years |                          |
| Hot Water     | £ 246 over 3 years   | £ 246 over 3 years   |                          |
| <b>Totals</b> | <b>£ 1,761</b>       | <b>£ 1,761</b>       |                          |

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



## Summary of this home's energy performance related features

| Element               | Description                                     | Energy Efficiency |
|-----------------------|-------------------------------------------------|-------------------|
| Walls                 | System built, as built, no insulation (assumed) | ★☆☆☆☆             |
| Roof                  | (another dwelling above)                        | —                 |
| Floor                 | (other premises below)                          | —                 |
| Windows               | Fully double glazed                             | ★★★★☆             |
| Main heating          | Boiler and radiators, mains gas                 | ★★★★☆             |
| Main heating controls | Programmer, room thermostat and TRVs            | ★★★★☆             |
| Secondary heating     | None                                            | —                 |
| Hot water             | From main system                                | ★★★★☆             |
| Lighting              | Low energy lighting in all fixed outlets        | ★★★★★             |

Current primary energy use per square metre of floor area: 183 kWh/m<sup>2</sup> per year

The assessment does not take into consideration the physical condition of any element. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology based on age and type of construction.

See addendum on the last page relating to items in the table above.

## Low and zero carbon energy sources

Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. There are none provided for this home.

## Your home's heat demand

For most homes, the vast majority of energy costs derive from heating the home. Where applicable, this table shows the energy that could be saved in this property by insulating the loft and walls, based on typical energy use (shown within brackets as it is a reduction in energy use).

| Heat demand                  | Existing dwelling | Impact of loft insulation | Impact of cavity wall insulation | Impact of solid wall insulation |
|------------------------------|-------------------|---------------------------|----------------------------------|---------------------------------|
| Space heating (kWh per year) | 7,542             | N/A                       | N/A                              | N/A                             |
| Water heating (kWh per year) | 1,862             |                           |                                  |                                 |

You could receive Renewable Heat Incentive (RHI) payments and help reduce carbon emissions by replacing your existing heating system with one that generates renewable heat, subject to meeting minimum energy efficiency requirements. The estimated energy required for space and water heating will form the basis of the payments. For more information, search for the domestic RHI on the [www.gov.uk](http://www.gov.uk) website.

## Recommendations

None.

## Alternative measures

There are alternative measures below which you could also consider for your home.

- Cavity, internal or external wall insulation

## About this document and the data in it

This document has been produced following an energy assessment undertaken by a qualified Energy Assessor, accredited by Stroma Certification. You can obtain contact details of the Accreditation Scheme at [www.stroma.com](http://www.stroma.com).

A copy of this certificate has been lodged on a national register as a requirement under the Energy Performance of Buildings Regulations 2012 as amended. It will be made available via the online search function at [www.epcregister.com](http://www.epcregister.com). The certificate (including the building address) and other data about the building collected during the energy assessment but not shown on the certificate, for instance heating system data, will be made publicly available at [www.opendatacommunities.org](http://www.opendatacommunities.org).

This certificate and other data about the building may be shared with other bodies (including government departments and enforcement agencies) for research, statistical and enforcement purposes. Any personal data it contains will be processed in accordance with the General Data Protection Regulation and all applicable laws and regulations relating to the processing of personal data and privacy. For further information about this and how data about the property are used, please visit [www.epcregister.com](http://www.epcregister.com). To opt out of having information about your building made publicly available, please visit [www.epcregister.com/optout](http://www.epcregister.com/optout).

**Assessor's accreditation number:** STRO025909  
**Assessor's name:** Freddie Pearce  
**Phone number:** 07341 479399  
**E-mail address:** [fpearce1@outlook.com](mailto:fpearce1@outlook.com)  
**Related party disclosure:** No related party

There is more information in the guidance document *Energy Performance Certificates for the marketing, sale and let of dwellings* available on the Government website at: [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates). It explains the content and use of this document, advises on how to identify the authenticity of a certificate and how to make a complaint.

## About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 2.5 tonnes of carbon dioxide every year. You could reduce emissions by switching to renewable energy sources.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions based on standardised assumptions about occupancy and energy use. The higher the rating the less impact it has on the environment.



## Addendum

This dwelling is a system built property or some of its walls are of non-conventional construction and requires further investigation to establish the type of construction, the type of wall insulation best suited (cavity insulation or internal/external insulation) and the savings it might deliver. Please go to [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) to find out more.