Energy performance certificate (EPC)

Flat 3 99a Longbridge Road Barking IG11 8TB Energy rating

Valid until: 2 February 2031

Certificate number:

0571-3001-3302-1019-4200

Property type Mid-floor flat

Total floor area 97 square metres

Rules on letting this property

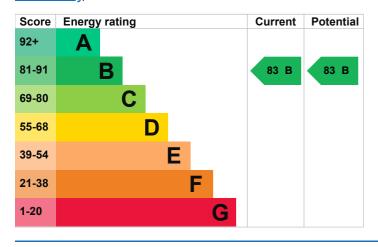
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance</u> for <u>landlords</u> on the <u>regulations</u> and <u>exemptions</u> (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's current energy rating is B. 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

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
Walls	Average thermal transmittance 0.15 W/m²K	Very good
Roof	Average thermal transmittance 0.08 W/m²K	Very good
Windows	High performance glazing	Very 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 all fixed outlets	Very good
Air tightness	Air permeability 2.8 m³/h.m² (as tested)	Very good
Floor	(other premises below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 85 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £398 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 £0 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2021** 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:

- 2,710 kWh per year for heating
- 2,149 kWh per year for hot water

•	1 1 71	
This property's current environmental impact rating is B. It has the potential to be B.	This property's potential production	1.5 tonnes of CO2

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.

Impact on the environment

Carbon emissions

An average household produces

6 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

1.5 tonnes of CO2

This property produces

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Changes you could make

The assessor did not make any recommendations for this property.

<u>Simple Energy Advice has guidance on improving a property's energy use.</u>
https://www.simpleenergyadvice.org.uk/)

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.

More ways to save energy

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

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 Harry Davey
Telephone 01892315466

Email <u>sales@energy-test.co.uk</u>

Contacting the accreditation scheme

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

Accreditation scheme Elmhurst Energy Systems Ltd

Assessor's ID EES/020345
Telephone 01455 883 250

Email <u>enquiries@elmhurstenergy.co.uk</u>

About this assessment

Assessor's declaration No related party
Date of assessment 3 February 2021
Date of certificate 3 February 2021

Type of assessment SAP