Energy performance certificate (EPC)				
106, St. Albans Road ILFORD IG3 8NW	Energy rating	Valid until: 23 February 2027 Certificate number: 2948-8017-7272-5903-2960		
Property type	Mid-terrace house			
Total floor area		117 square metres		

Rules on letting this property

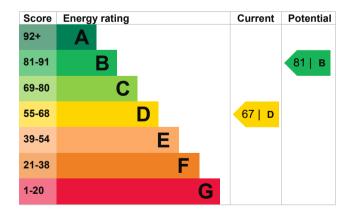
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

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

<u>See how to improve this property's energy</u> 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.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 200 mm loft insulation	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 88% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 194 kilowatt hours per square metre (kWh/m2).

Environmental impa property	act of this	This property produces	4.0 tonnes of CO2
This property's current envi rating is D. It has the potent		This property's potential production	2.3 tonnes of CO2
Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.		By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 1.7 tonnes per year. This will help to protect the environment.	
Properties with an A rating	produce less CO2		
than G rated properties.	C tannas of CO2	Environmental impact rating assumptions about average	e occupancy and
An average household 6 tonnes of C produces		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 (67) to B (81).

Recommendation	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£111
2. Solar water heating	£4,000 - £6,000	£40
3. Solar photovoltaic panels	£5,000 - £8,000	£289

Paying for energy improvements

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

29 Estimated ener Space heating 51 Water heating	rgy used to heat this property 11933 kWh per year	
51		
-	0005 114/	
	2285 kWh per year	
he insulation	ergy savings by installing	
	ble to receive <u>Renewable Heat</u>	
renewable-heat-in carbon emission heating system 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	
t	the insulation Type of insulation of Solid wall insula You might be at Incentive payme renewable-heat-in carbon emission heating system renewable heat	

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	Ali Sebuguzi
Telephone	07427635224
Email	alisebuguzi@hotmail.co.uk

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

Stroma Certification Ltd STRO015733 0330 124 9660 certification@stroma.com

No related party 24 February 2017 24 February 2017 RdSAP