## **Energy performance certificate (EPC)**

144 Hagden Lane WATFORD WD18 7UH Energy rating

C

Valid until: 11 May 2032

Certificate

3600-2268-0522-3102-

number: 3523

Property type

Detached house

Total floor area

410 square metres

### Rules on letting this property

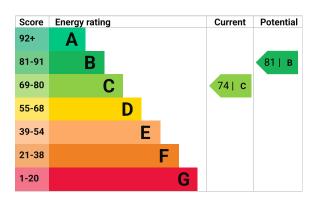
Properties can be rented if they have an energy rating from A to E.

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 C. It has the potential to be B.

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



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, with internal insulation	Good
Roof	Pitched, insulated at rafters	Average
Roof	Roof room(s), ceiling insulated	Poor
Window	Fully double glazed	Average
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
Floor	Suspended, insulated	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).

# **Environmental impact of this property**

This property's current environmental impact rating is D. It has the potential to be C.

Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.

Properties with an A rating produce less CO2 than G rated properties.

An average 6 tonnes of CO2 household produces

This property 10.0 tonnes of

This property's 7.4 tonnes of potential CO2 production

By making the <u>recommended</u> changes, you could reduce this property's CO2 emissions by 2.6 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.

### Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from C (74) to B (81).

Step	Typical installation cost	Typical yearly saving
1. Room-in-roof insulation	£1,500 - £2,700	£320
2. Solar photovoltaic panels	£3,500 - £5,500	£373

### Paying for energy improvements

<u>Find energy grants and ways to save energy in your home.</u> (<a href="https://www.gov.uk/improve-energy-efficiency">https://www.gov.uk/improve-energy-efficiency</a>)

# Estimated energy use and potential savings

Estimated yearly £1957 energy cost for this property

Potential saving £320

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 potential saving shows how much money you could save if you complete each recommended step in order.

For advice on how to reduce your energy bills visit <u>Simple Energy</u>
<u>Advice</u>
(<a href="https://www.simpleenergyadvice.org.uk/">https://www.simpleenergyadvice.org.uk/</a>).

### Heating use in this property

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

Estimated energy used to heat this property

Type of heating	Estimated energy used
Space heating	38146 kWh per year
Water heating	2488 kWh per year

## Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

### 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

Email <u>alisebuguzi@hotmail.co.uk</u>

#### **Accreditation scheme contact details**

Accreditation scheme Elmhurst Energy Systems Ltd

Assessor ID EES/018687 Telephone 01455 883 250

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

#### **Assessment details**

Assessor's declaration No related party
Date of assessment 6 May 2022
Date of certificate 12 May 2022

Type of assessment RdSAP