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Energy rating

Potential

Good

Energy performance certificate (EPC)

7, Hampden Close

Rules on letting this property Energy rating and score

Certificate contents

- Breakdown of property's energy performance
- How this affects your energy bills
- Impact on the environment Steps you could take to save
- Who to contact about this certificate Other certificates for this

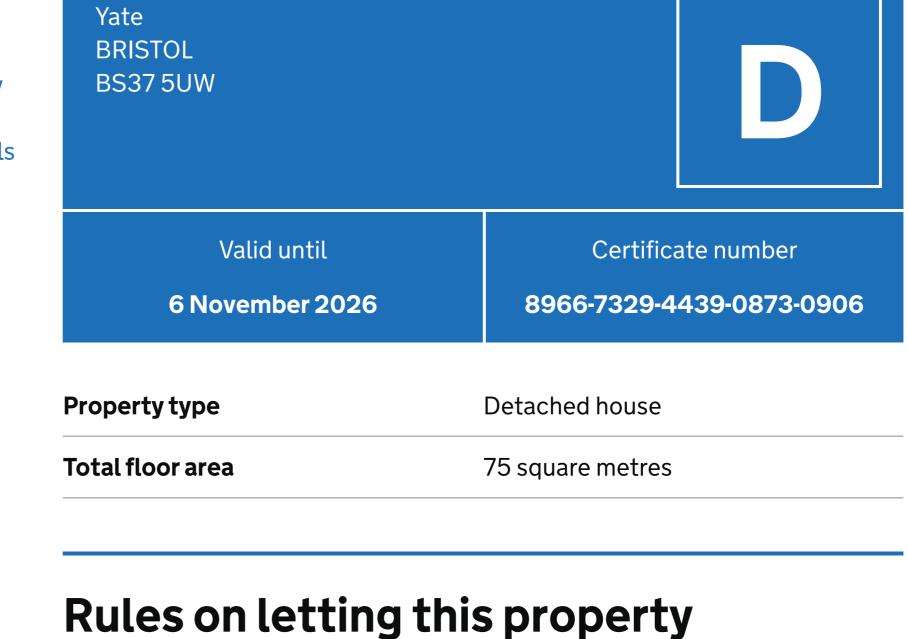
energy

property

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You can read guidance for landlords on the regulations and exemptions.

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

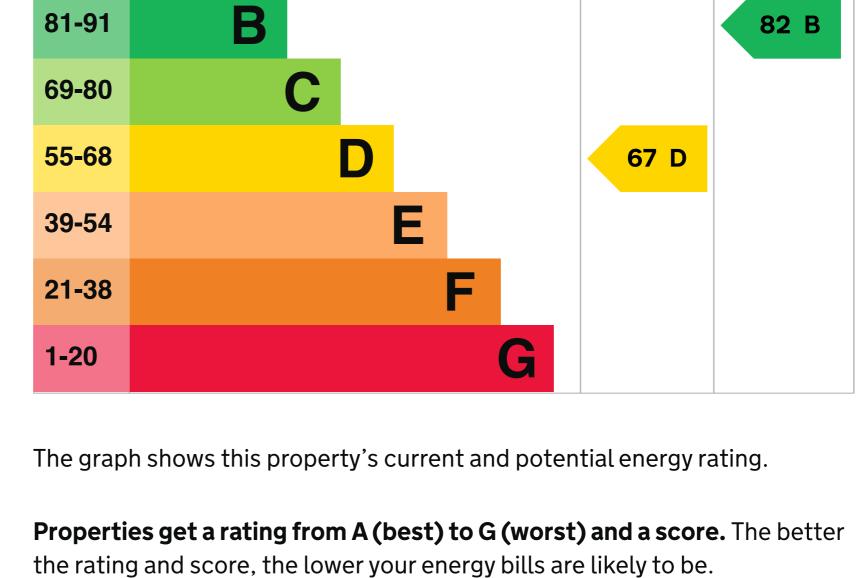
Energy rating and score

See how to improve this property's energy efficiency.

Score Energy rating Current

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

92+



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

condition. Assumed ratings are based on the property's age and type. They are used for

Wall

features the assessor could not inspect. **Description Rating Feature**

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

Cavity wall, as built, insulated (assumed) Pitched, 200 mm loft insulation Good Roof

Window	Fully double glazed	Good	
Main heating	Boiler and radiators, mains gas	Good	
Main heating control	Programmer and room thermostat	Average	
Hot water	From main system	Good	
Lighting	Low energy lighting in all fixed outlets	Very good	
Floor	Solid, no insulation (assumed)	N/A	
Floor	To unheated space, no insulation (assumed)	N/A	
Secondary heating	None	N/A	
Primary energy use			
The primary energy using the square metre (kWh/r	se for this property per year is 242 kilowatt h m2).	ours per	

How this affects your energy bills

water and lighting.

improving this property's energy rating.

Estimated energy needed in this property is:

Impact on the environment

• 10,049 kWh per year for heating

► About primary energy use

water and lighting in this property. These costs usually make up the majority of your energy bills. You could save £103 per year if you complete the suggested steps for

An average household would need to spend £753 per year on heating, hot

Heating this property

This is based on average costs in 2016 when this EPC was created. People

living at the property may use different amounts of energy for heating, hot

2,219 kWh per year for hot water

This property's environmental impact rating is D. It has the potential to be C. Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

Carbon emissions

This property's potential

production

energy.

step 1

An average household produces 6 tonnes of CO2 3.2 tonnes of CO2 This property produces

changes. This will help to protect the environment. These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of

You could improve this property's CO2 emissions by making the suggested

1.7 tonnes of CO2

£44

68 D

£350 - £450

£26

70 C

£5,000 - £8,000

£287

82 B

Typical installation cost £4,000 - £6,000 Typical yearly saving

Step 2: Heating controls (thermostatic radiator valves)

Steps you could take to save energy

Typical yearly saving Potential rating after completing

Step 3: Solar water heating

► Do I need to follow these steps in order?

Step 1: Floor insulation (solid floor)

Potential rating after completing

Heating controls (TRVs)

Typical installation cost

Typical installation cost

Typical yearly saving

steps 1 to 4

Assessor's name

Telephone

Assessor's ID

About this assessment

Telephone

Email

steps 1 and 2

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£33
Potential rating after completing steps 1 to 3	71 C
Step 4: Solar photovoltaic panels, 2	2.5 kWp

You might be able to get a grant from the **Boiler Upgrade Scheme**. 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

Help paying for energy improvements

Potential rating after completing

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.

Nicholas Nasse

08452579750

STR0023204

0330 124 9660

info@icompile.co.uk

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme. **Accreditation scheme** Stroma Certification Ltd

Contacting the accreditation scheme

certification@stroma.com **Email**

No related party
7 November 2016
7 November 2016
► RdSAP

Other certificates for this property If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk

or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm). There are no related certificates for this property.

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