Energy performance certificate (EPC)			
53 Diamond Road WATFORD WD24 5EN	Energy rating	Valid until: 7 February 2033	
Property type	Certificate number: 4237-1229-7200-0354-3292 Mid-terrace house		
Total floor area		85 square metres	

Rules on letting this property

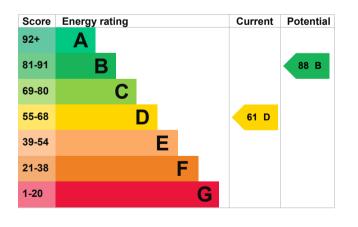
Properties can be let if they have an energy rating from A to E.

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

Energy rating and score

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> <u>efficiency</u>.



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
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Roof room(s), no insulation (assumed)	Very poor
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 all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 278 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£978 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 £421 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** when this EPC was created. People living at the property may use different amounts of heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 13,944 kWh per year for heating
- 2,156 kWh per year for hot water

Saving energy by installing insulation

Energy you could save:

• 1,378 kWh per year from solid wall insulation

More ways to save energy

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

Environmental impa property	act of this	This property's potential production	1.0 tonnes of CO2
This property's current envi rating is E. It has the poten		You could improve this prop	pertv's CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they		emissions by making the suggested changes. This will help to protect the environment.	
produce each year. CO2 ha	arms the environment.	Environmental impact rating	0
An average household produces	6 tonnes of CO2	assumptions about average energy use. They may not consumed by the people liv	reflect how energy is
This property produces	4.1 tonnes of CO2		

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£109

Step	Typical installation cost	Typical yearly saving
2. Room-in-roof insulation	£1,500 - £2,700	£175
3. Internal or external wall insulation	£4,000 - £14,000	£79
4. Floor insulation (suspended floor)	£800 - £1,200	£29
5. Solar water heating	£4,000 - £6,000	£29
6. Solar photovoltaic panels	£3,500 - £5,500	£413

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.

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	Nirav Thakkar
Telephone	07872 946 752
Email	<u>nirav80@outlook.com</u>
Accreditation scheme contact details	
Accreditation scheme	Elmhurst Energy Systems

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate Type of assessment Elmhurst Energy Systems Ltd EES/025563 01455 883 250 <u>enquiries@elmhurstenergy.co.uk</u>

No related party 14 January 2023 8 February 2023 RdSAP