# Energy performance certificate (EPC)

Flat 1
7 Adamson Road
LONDON
NW3 3HX

Energy rating

D

| Valid until | Certificate number |
| --- | --- |
| **27 September 2027** | **8004-6234-1029-7027-7133** |

## Property type

Basement flat

## Total floor area

25 square metres

### Rules on letting this property

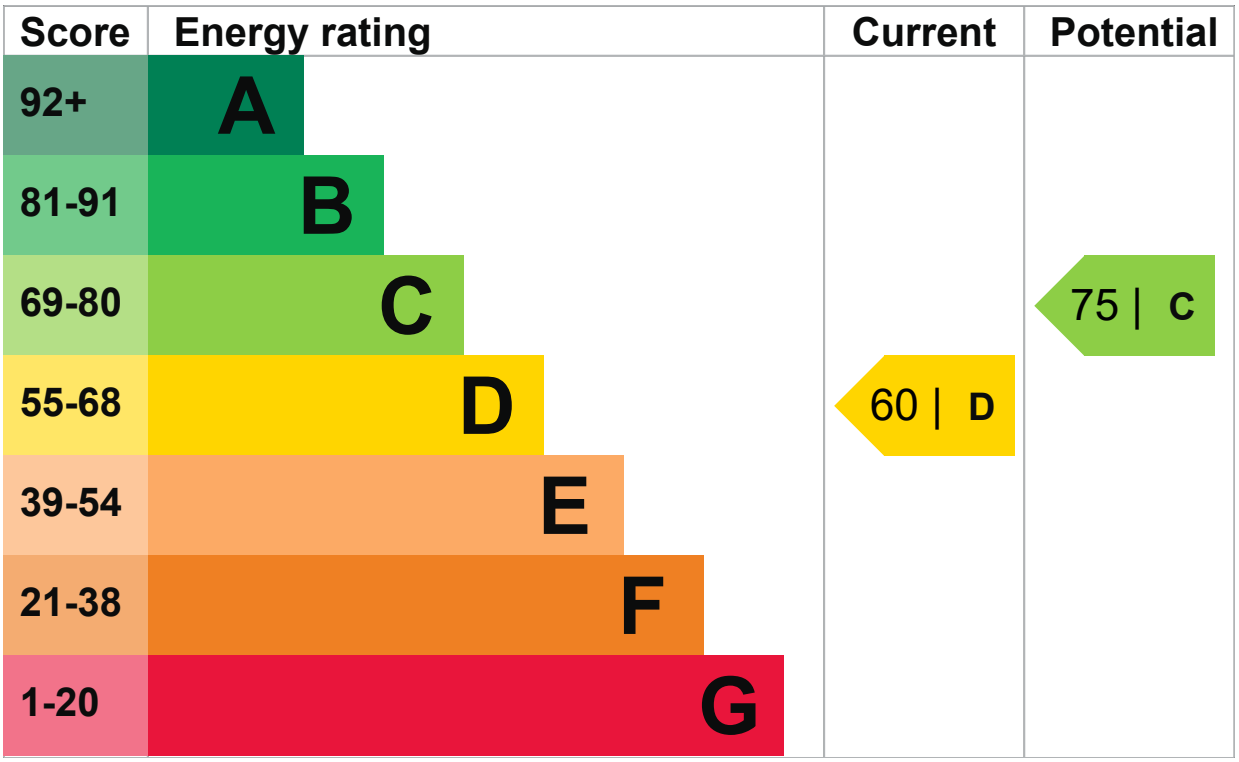
Properties can be rented if they have an energy rating from A to E.

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 C.

See how to improve this property's energy 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 |
| Window | Single glazed | Very poor |
| Main heating | Electric storage heaters | Average |

| Feature | Description | Rating |
|---|---|---|
| Main heating control | Manual charge control | Poor |
| Hot water | Electric instantaneous at point of use | Very poor |
| Lighting | Low energy lighting in all fixed outlets | Very good |
| Roof | (another dwelling above) | N/A |
| Floor | Suspended, no insulation (assumed) | N/A |
| Secondary heating | Portable electric heaters (assumed) | N/A |

# Primary energy use

The primary energy use for this property per year is 601 kilowatt hours per square metre (kWh/m2).

▶ What is primary energy use?

### Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO2). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO2 emissions.

## An average household produces

6 tonnes of CO2

## This property produces

2.6 tonnes of CO2

## This property's potential production

1.4 tonnes of CO2

By making the recommended changes, you could reduce this property's CO2 emissions by 1.2 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.

### 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 (60) to C (75).


▶ What is an energy rating?

## Recommendation 1: Internal or external wall insulation

Internal or external wall insulation

### Typical installation cost

£4,000 - £14,000

### Typical yearly saving

£90

### Potential rating after carrying out recommendation 1

67 | D

## Recommendation 2: Draught proofing

Draught proofing

### Typical installation cost

£80 - £120

### Typical yearly saving

£8

### Potential rating after carrying out recommendations 1 and 2

67 | D

## Recommendation 3: Double glazed windows

Replace single glazed windows with low-E double glazed windows

### Typical installation cost

£3,300 - £6,500

### Typical yearly saving

£83

### Potential rating after carrying out recommendations 1 to 3

73 | C

## Recommendation 4: High performance external doors

High performance external doors

### Typical installation cost

£500

### Typical yearly saving

£14

### Potential rating after carrying out recommendations 1 to 4

75 | C

## Paying for energy improvements

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

#### Estimated energy use and potential savings

### Estimated yearly energy cost for this property

£523

### Potential saving

£196

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 estimated saving is based on making all of the recommendations in how to improve this property's energy performance.

For advice on how to reduce your energy bills visit Simple Energy Advice (https://www.simpleenergyadvice.org.uk/).

## Heating use in this property

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

### Estimated energy used to heat this property

### Space heating

3933 kWh per year

### Water heating

846 kWh per year

### Potential energy savings by installing insulation

| Type of insulation | Amount of energy saved |
|---|---|
| Solid wall insulation | 1031 kWh per year |

You might be able to receive 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 of the payments.

### 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

Shmuel Heisz

### Telephone

02084587444

### Email

shmuel@cecenergy.co.uk

## Accreditation scheme contact details

### Accreditation scheme

Quidos Limited

### Assessor ID

QUID205616

### Telephone

01225 667 570

### Email

info@quidos.co.uk

## Assessment details

### Assessor's declaration

No related party

### Date of assessment

27 September 2017

### Date of certificate

28 September 2017

### Type of assessment

▶ 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.

There are no related certificates for this property.

# Energy performance certificate (EPC)

Flat 2
7 Adamson Road
LONDON
NW3 3HX

Energy rating

D

| Valid until | Certificate number |
| --- | --- |
| **27 September 2027** | **0442-2803-7012-9223-2035** |

## Property type

Basement flat

## Total floor area

25 square metres

### Rules on letting this property

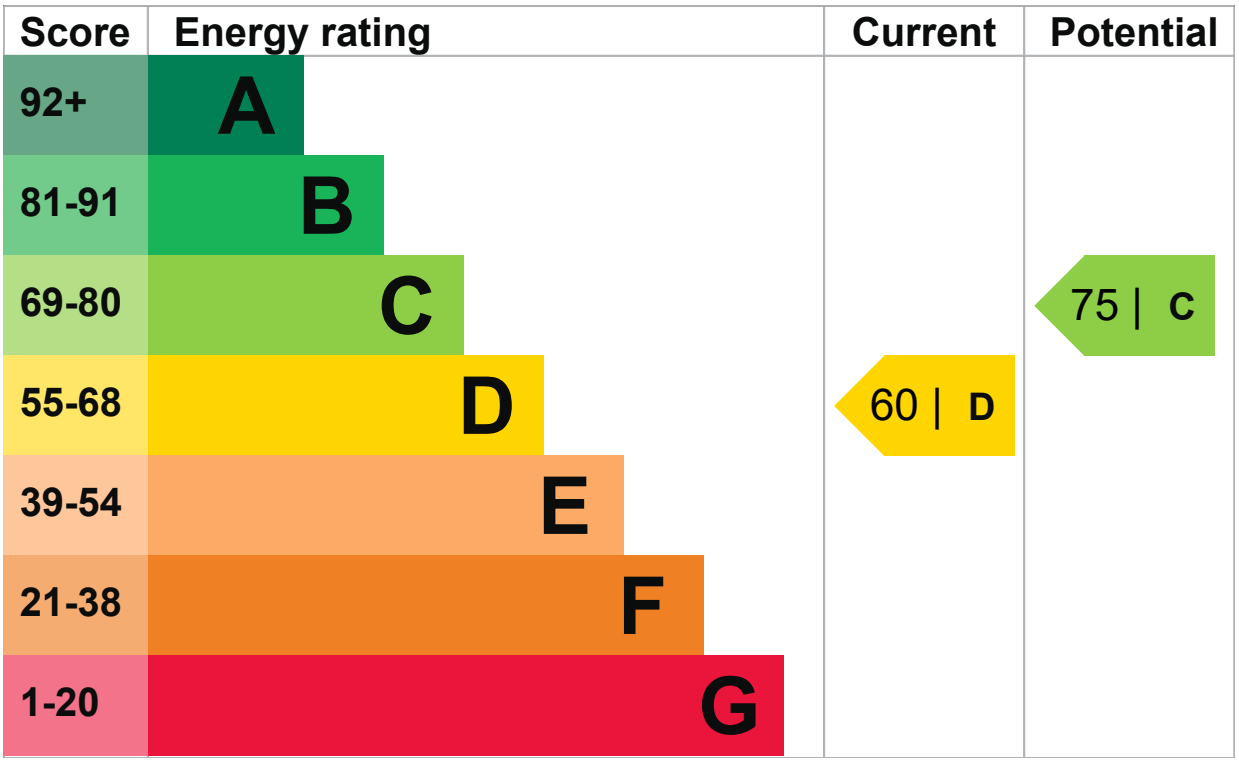
Properties can be rented if they have an energy rating from A to E.

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 C.

See how to improve this property's energy 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 |
| Window | Single glazed | Very poor |
| Main heating | Electric storage heaters | Average |

| Feature | Description | Rating |
|---|---|---|
| Main heating control | Manual charge control | Poor |
| Hot water | Electric instantaneous at point of use | Very poor |
| Lighting | Low energy lighting in all fixed outlets | Very good |
| Roof | (another dwelling above) | N/A |
| Floor | Suspended, no insulation (assumed) | N/A |
| Secondary heating | Portable electric heaters (assumed) | N/A |

# Primary energy use

The primary energy use for this property per year is 601 kilowatt hours per square metre (kWh/m2).

▶ What is primary energy use?

### Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO2). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO2 emissions.

## An average household produces

6 tonnes of CO2

## This property produces

2.6 tonnes of CO2

## This property's potential production

1.4 tonnes of CO2

By making the recommended changes, you could reduce this property's CO2 emissions by 1.2 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.

### 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 (60) to C (75).


▶ What is an energy rating?

## Recommendation 1: Internal or external wall insulation

Internal or external wall insulation

### Typical installation cost

£4,000 - £14,000

### Typical yearly saving

£90

### Potential rating after carrying out recommendation 1

67 | D

## Recommendation 2: Draught proofing

Draught proofing

### Typical installation cost

£80 - £120

### Typical yearly saving

£8

### Potential rating after carrying out recommendations 1 and 2

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## Recommendation 3: Double glazed windows

Replace single glazed windows with low-E double glazed windows

### Typical installation cost

£3,300 - £6,500

### Typical yearly saving

£83

### Potential rating after carrying out recommendations 1 to 3

73 | C

## Recommendation 4: High performance external doors

High performance external doors

### Typical installation cost

£500

### Typical yearly saving

£14

### Potential rating after carrying out recommendations 1 to 4

75 | C

## Paying for energy improvements

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

#### Estimated energy use and potential savings

### Estimated yearly energy cost for this property

£523

### Potential saving

£196

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 estimated saving is based on making all of the recommendations in how to improve this property's energy performance.

For advice on how to reduce your energy bills visit Simple Energy Advice (https://www.simpleenergyadvice.org.uk/).

## Heating use in this property

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

### Estimated energy used to heat this property

### Space heating

3933 kWh per year

### Water heating

846 kWh per year

## Potential energy savings by installing insulation

| Type of insulation | Amount of energy saved |
|---|---|
| Solid wall insulation | 1031 kWh per year |

You might be able to receive 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 of the payments.

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# Assessor contact details

### Assessor's name

Shmuel Heisz

### Telephone

02084587444

### Email

shmuel@cecenergy.co.uk

# Accreditation scheme contact details

### Accreditation scheme

Quidos Limited

### Assessor ID

QUID205616

### Telephone

01225 667 570

### Email

info@quidos.co.uk

## Assessment details

### Assessor's declaration

No related party

### Date of assessment

27 September 2017

### Date of certificate

28 September 2017

### Type of assessment

▶ 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.

There are no related certificates for this property.

# Energy performance certificate (EPC)

Flat 4
7 Adamson Road
LONDON
NW3 3HX

Energy rating

D

| Valid until | Certificate number |
| --- | --- |
| **27 September 2027** | **0048-2803-7012-9223-2041** |

## Property type

Mid-floor flat

## Total floor area

31 square metres

### Rules on letting this property

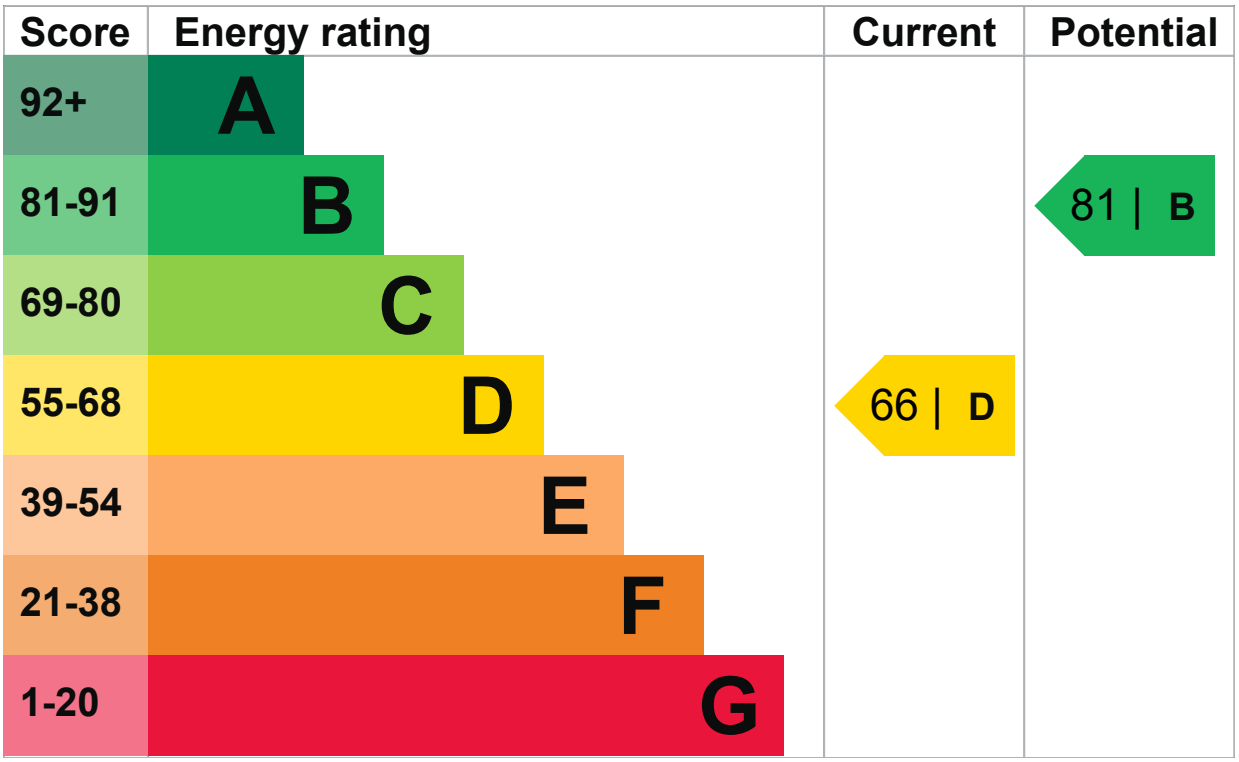
Properties can be rented if they have an energy rating from A to E.

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.

See how to improve this property's energy 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 |
| Window | Single glazed | Very poor |
| Main heating | Electric storage heaters | Average |

| Feature | Description | Rating |
|---|---|---|
| Main heating control | Manual charge control | Poor |
| Hot water | Electric instantaneous at point of use | Very poor |
| Lighting | Low energy lighting in all fixed outlets | Very good |
| Roof | (another dwelling above) | N/A |
| Floor | (another dwelling below) | N/A |
| Secondary heating | Portable electric heaters (assumed) | N/A |

# Primary energy use

The primary energy use for this property per year is 440 kilowatt hours per square metre (kWh/m2).

▶ What is primary energy use?

### Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO2). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO2 emissions.

## An average household produces

6 tonnes of CO2

## This property produces

2.3 tonnes of CO2

## This property's potential production

1.0 tonnes of CO2

By making the recommended changes, you could reduce this property's CO2 emissions by 1.3 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.

### 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 (66) to B (81).


▶ What is an energy rating?

## Recommendation 1: Internal or external wall insulation

Internal or external wall insulation

### Typical installation cost

£4,000 - £14,000

### Typical yearly saving

£114

### Potential rating after carrying out recommendation 1

74 | C

## Recommendation 2: Draught proofing

Draught proofing

### Typical installation cost

£80 - £120

### Typical yearly saving

£7

### Potential rating after carrying out recommendations 1 and 2

74 | C

## Recommendation 3: Double glazed windows

Replace single glazed windows with low-E double glazed windows

### Typical installation cost

£3,300 - £6,500

## Typical yearly saving

£90

## Potential rating after carrying out recommendations 1 to 3

81 | B

# Paying for energy improvements

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

### Estimated energy use and potential savings

## Estimated yearly energy cost for this property

£480

## Potential saving

£213

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 estimated saving is based on making all of the recommendations in how to improve this property's energy performance.

For advice on how to reduce your energy bills visit Simple Energy Advice (https://www.simpleenergyadvice.org.uk/).

# Heating use in this property

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

## Estimated energy used to heat this property

## Space heating

3348 kWh per year

## Water heating

878 kWh per year

## Potential energy savings by installing insulation

| Type of insulation | Amount of energy saved |
|---|---|
| **Solid wall insulation** | 1310 kWh per year |

You might be able to receive 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 of the payments.

### Contacting the assessor and accreditation scheme

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# Assessor contact details

### Assessor's name
Shmuel Heisz

### Telephone
02084587444

### Email
shmuel@cecenergy.co.uk

# Accreditation scheme contact details

### Accreditation scheme
Quidos Limited

### Assessor ID
QUID205616

### Telephone
01225 667 570

### Email
info@quidos.co.uk

# Assessment details

### Assessor's declaration
No related party

### Date of assessment
27 September 2017

### Date of certificate

28 September 2017

## Type of assessment

- 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.

There are no related certificates for this property.

# Energy performance certificate (EPC)

Flat 5
7 Adamson Road
LONDON
NW3 3HX

Energy rating

C

| Valid until | Certificate number |
| --- | --- |
| **27 September 2027** | **2638-1000-7231-4203-2974** |

## Property type

Mid-floor flat

## Total floor area

31 square metres

### Rules on letting this property

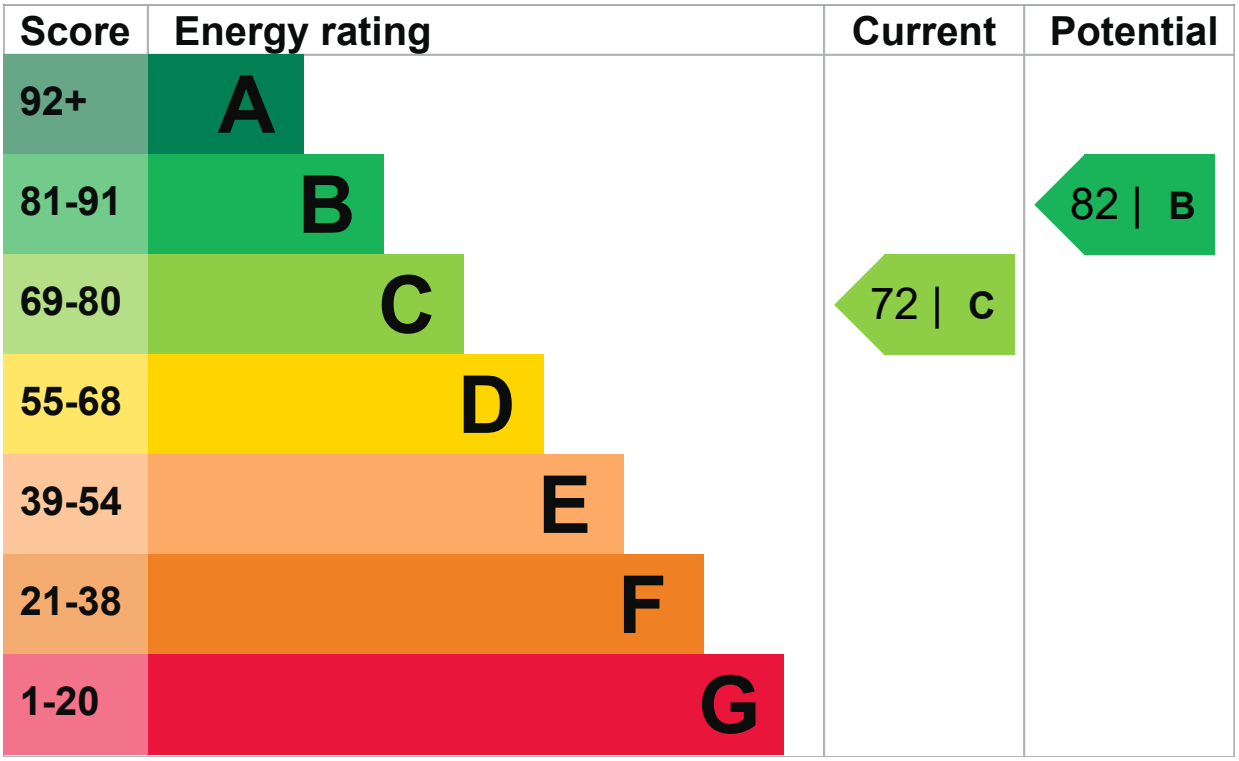
Properties can be rented if they have an energy rating from A to E.

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 C. It has the potential to be B.

See how to improve this property's energy 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 |
| Window | Single glazed | Very poor |
| Main heating | Electric storage heaters | Average |

| Feature | Description | Rating |
|---|---|---|
| Main heating control | Manual charge control | Poor |
| Hot water | Electric instantaneous at point of use | Very poor |
| Lighting | Low energy lighting in all fixed outlets | Very good |
| Roof | (another dwelling above) | N/A |
| Floor | (another dwelling below) | N/A |
| Secondary heating | Portable electric heaters (assumed) | N/A |

# Primary energy use

The primary energy use for this property per year is 342 kilowatt hours per square metre (kWh/m2).

▶ What is primary energy use?

### Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO2). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO2 emissions.

## An average household produces

6 tonnes of CO2

## This property produces

1.8 tonnes of CO2

## This property's potential production

0.9 tonnes of CO2

By making the recommended changes, you could reduce this property's CO2 emissions by 0.9 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.

### 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 C (72) to B (82).

Potential energy rating

B

▶ What is an energy rating?

## Recommendation 1: Internal or external wall insulation

Internal or external wall insulation

### Typical installation cost

£4,000 - £14,000

### Typical yearly saving

£47

### Potential rating after carrying out recommendation 1

75 | C

## Recommendation 2: Draught proofing

Draught proofing

### Typical installation cost

£80 - £120

### Typical yearly saving

£7

### Potential rating after carrying out recommendations 1 and 2

75 | C

## Recommendation 3: Double glazed windows

Replace single glazed windows with low-E double glazed windows

### Typical installation cost

£3,300 - £6,500

## Typical yearly saving

£90

## Potential rating after carrying out recommendations 1 to 3

82 | B

# Paying for energy improvements

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

### Estimated energy use and potential savings

## Estimated yearly energy cost for this property

£395

## Potential saving

£144

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 estimated saving is based on making all of the recommendations in how to improve this property's energy performance.

For advice on how to reduce your energy bills visit Simple Energy Advice (https://www.simpleenergyadvice.org.uk/).

# Heating use in this property

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

## Estimated energy used to heat this property

## Space heating

2376 kWh per year

## Water heating

878 kWh per year

## Potential energy savings by installing insulation

| Type of insulation | Amount of energy saved |
|---|---|
| **Solid wall insulation** | 533 kWh per year |

You might be able to receive 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 of the payments.

### Contacting the assessor and accreditation scheme

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### Telephone
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# Assessment details

### Assessor's declaration
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There are no related certificates for this property.

# Energy performance certificate (EPC)

Flat 6
7 Adamson Road
LONDON
NW3 3HX

Energy rating

D

| Valid until | Certificate number |
| --- | --- |
| **27 September 2027** | **0647-2803-7014-9223-2015** |

## Property type

Mid-floor flat

## Total floor area

31 square metres

### Rules on letting this property

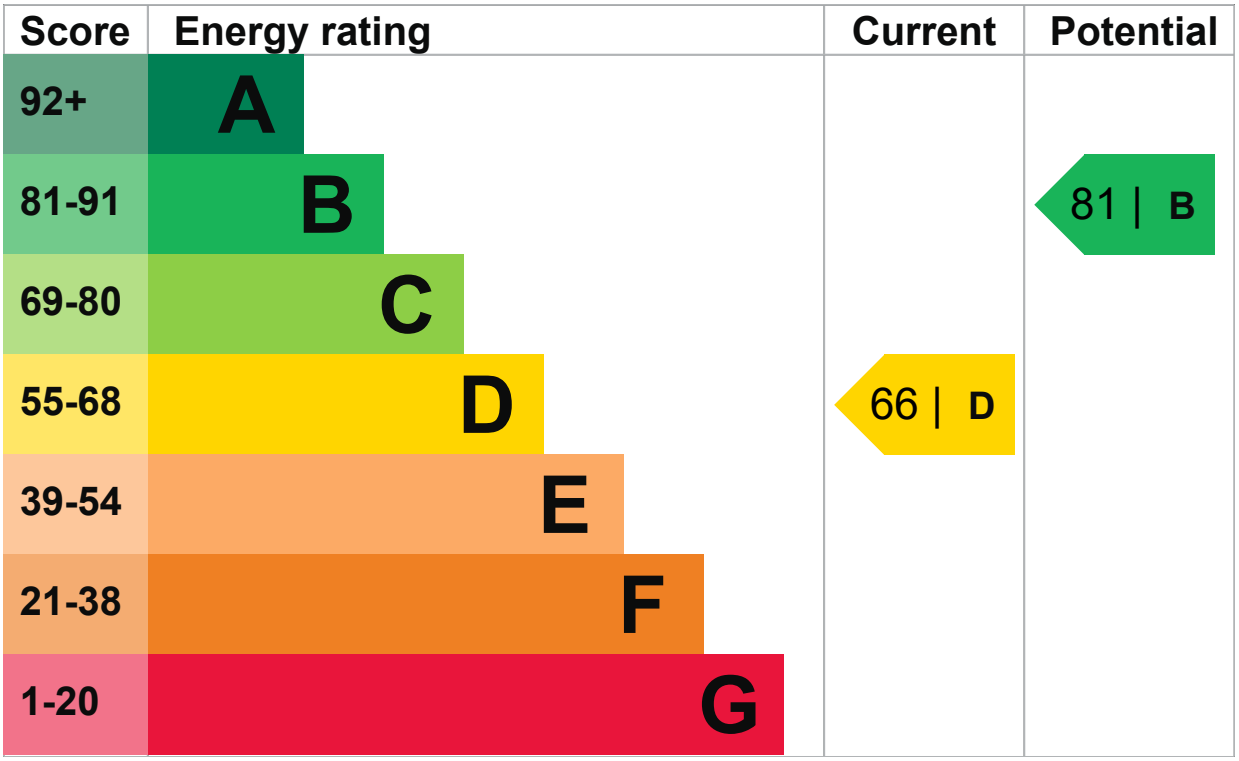
Properties can be rented if they have an energy rating from A to E.

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.

See how to improve this property's energy performance.




The graph shows this property's current and potential energy efficiency.

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- 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 |
| Window | Single glazed | Very poor |
| Main heating | Electric storage heaters | Average |

| Feature | Description | Rating |
|---|---|---|
| Main heating control | Manual charge control | Poor |
| Hot water | Electric instantaneous at point of use | Very poor |
| Lighting | Low energy lighting in all fixed outlets | Very good |
| Roof | (another dwelling above) | N/A |
| Floor | (another dwelling below) | N/A |
| Secondary heating | Portable electric heaters (assumed) | N/A |

# Primary energy use

The primary energy use for this property per year is 440 kilowatt hours per square metre (kWh/m2).

▶ What is primary energy use?

### Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO2). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO2 emissions.

## An average household produces

6 tonnes of CO2

## This property produces

2.3 tonnes of CO2

## This property's potential production

1.0 tonnes of CO2

By making the recommended changes, you could reduce this property's CO2 emissions by 1.3 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.

### 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 (66) to B (81).


▶ What is an energy rating?

## Recommendation 1: Internal or external wall insulation

Internal or external wall insulation

### Typical installation cost

£4,000 - £14,000

### Typical yearly saving

£114

### Potential rating after carrying out recommendation 1

74 | C

## Recommendation 2: Draught proofing

Draught proofing

### Typical installation cost

£80 - £120

### Typical yearly saving

£7

### Potential rating after carrying out recommendations 1 and 2

74 | C

## Recommendation 3: Double glazed windows

Replace single glazed windows with low-E double glazed windows

### Typical installation cost

£3,300 - £6,500

## Typical yearly saving

£90

## Potential rating after carrying out recommendations 1 to 3

81 | B

# Paying for energy improvements

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

### Estimated energy use and potential savings

## Estimated yearly energy cost for this property

£480

## Potential saving

£213

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 estimated saving is based on making all of the recommendations in how to improve this property's energy performance.

For advice on how to reduce your energy bills visit Simple Energy Advice (https://www.simpleenergyadvice.org.uk/).

# Heating use in this property

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

## Estimated energy used to heat this property

## Space heating

3348 kWh per year

## Water heating

878 kWh per year

## Potential energy savings by installing insulation

| Type of insulation | Amount of energy saved |
|---|---|
| **Solid wall insulation** | 1310 kWh per year |

You might be able to receive 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 of the payments.

### 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
Shmuel Heisz

### Telephone
02084587444

### Email
shmuel@cecenergy.co.uk

# Accreditation scheme contact details

### Accreditation scheme
Quidos Limited

### Assessor ID
QUID205616

### Telephone
01225 667 570

### Email
info@quidos.co.uk

# Assessment details

### Assessor's declaration
No related party

### Date of assessment
27 September 2017

### Date of certificate

28 September 2017

## Type of assessment

- 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.

There are no related certificates for this property.

# Energy performance certificate (EPC)

Flat 8
7 Adamson Road
LONDON
NW3 3HX

Energy rating

D

| Valid until | Certificate number |
| --- | --- |
| **27 September 2027** | **0848-2803-7015-9223-6075** |

## Property type

Mid-floor flat

## Total floor area

31 square metres

### Rules on letting this property

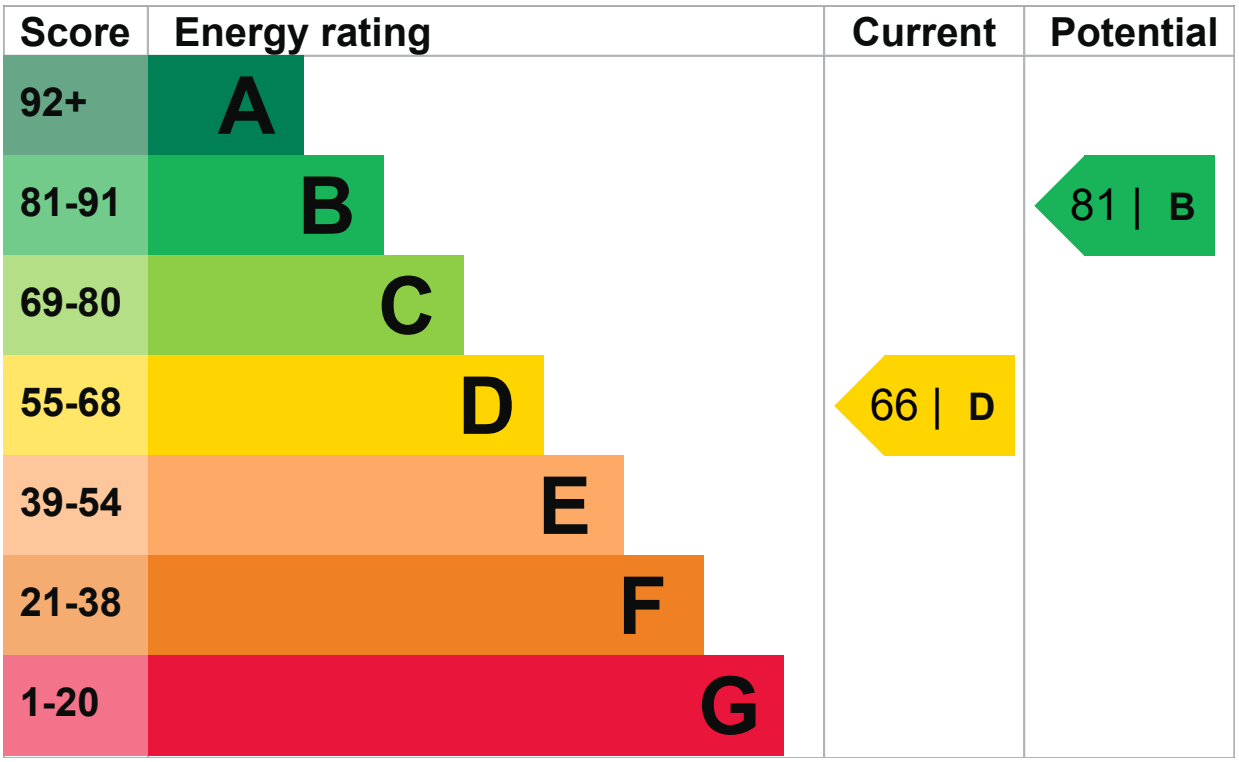
Properties can be rented if they have an energy rating from A to E.

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.

See how to improve this property's energy 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 |
| Window | Single glazed | Very poor |
| Main heating | Electric storage heaters | Average |

| Feature | Description | Rating |
|---|---|---|
| Main heating control | Manual charge control | Poor |
| Hot water | Electric instantaneous at point of use | Very poor |
| Lighting | Low energy lighting in all fixed outlets | Very good |
| Roof | (another dwelling above) | N/A |
| Floor | (another dwelling below) | N/A |
| Secondary heating | Portable electric heaters (assumed) | N/A |

# Primary energy use

The primary energy use for this property per year is 440 kilowatt hours per square metre (kWh/m2).

▶ What is primary energy use?

### Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO2). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO2 emissions.

## An average household produces

6 tonnes of CO2

## This property produces

2.3 tonnes of CO2

## This property's potential production

1.0 tonnes of CO2

By making the recommended changes, you could reduce this property's CO2 emissions by 1.3 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.

### 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 (66) to B (81).

Potential energy rating

B

▶ What is an energy rating?

## Recommendation 1: Internal or external wall insulation

Internal or external wall insulation

### Typical installation cost

£4,000 - £14,000

### Typical yearly saving

£114

### Potential rating after carrying out recommendation 1

74 | C

## Recommendation 2: Draught proofing

Draught proofing

### Typical installation cost

£80 - £120

### Typical yearly saving

£7

### Potential rating after carrying out recommendations 1 and 2

74 | C

## Recommendation 3: Double glazed windows

Replace single glazed windows with low-E double glazed windows

### Typical installation cost

£3,300 - £6,500

## Typical yearly saving

£90

## Potential rating after carrying out recommendations 1 to 3

81 | B

# Paying for energy improvements

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

### Estimated energy use and potential savings

## Estimated yearly energy cost for this property

£480

## Potential saving

£213

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 estimated saving is based on making all of the recommendations in how to improve this property's energy performance.

For advice on how to reduce your energy bills visit Simple Energy Advice (https://www.simpleenergyadvice.org.uk/).

# Heating use in this property

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

## Estimated energy used to heat this property

## Space heating

3348 kWh per year

## Water heating

878 kWh per year

## Potential energy savings by installing insulation

| Type of insulation | Amount of energy saved |
|---|---|
| **Solid wall insulation** | 1310 kWh per year |

You might be able to receive 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 of the payments.

### Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

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# Assessor contact details

### Assessor's name
Shmuel Heisz

### Telephone
02084587444

### Email
shmuel@cecenergy.co.uk

# Accreditation scheme contact details

### Accreditation scheme
Quidos Limited

### Assessor ID
QUID205616

### Telephone
01225 667 570

### Email
info@quidos.co.uk

# Assessment details

### Assessor's declaration
No related party

### Date of assessment
27 September 2017

### Date of certificate

28 September 2017

## Type of assessment

- 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.

There are no related certificates for this property.

# Energy performance certificate (EPC)

Flat 9
7 Adamson Road
LONDON
NW3 3HX

Energy rating

D

| Valid until | Certificate number |
| --- | --- |
| **27 September 2027** | **8613-7221-4060-5033-0926** |

## Property type

Top-floor flat

## Total floor area

31 square metres

### Rules on letting this property

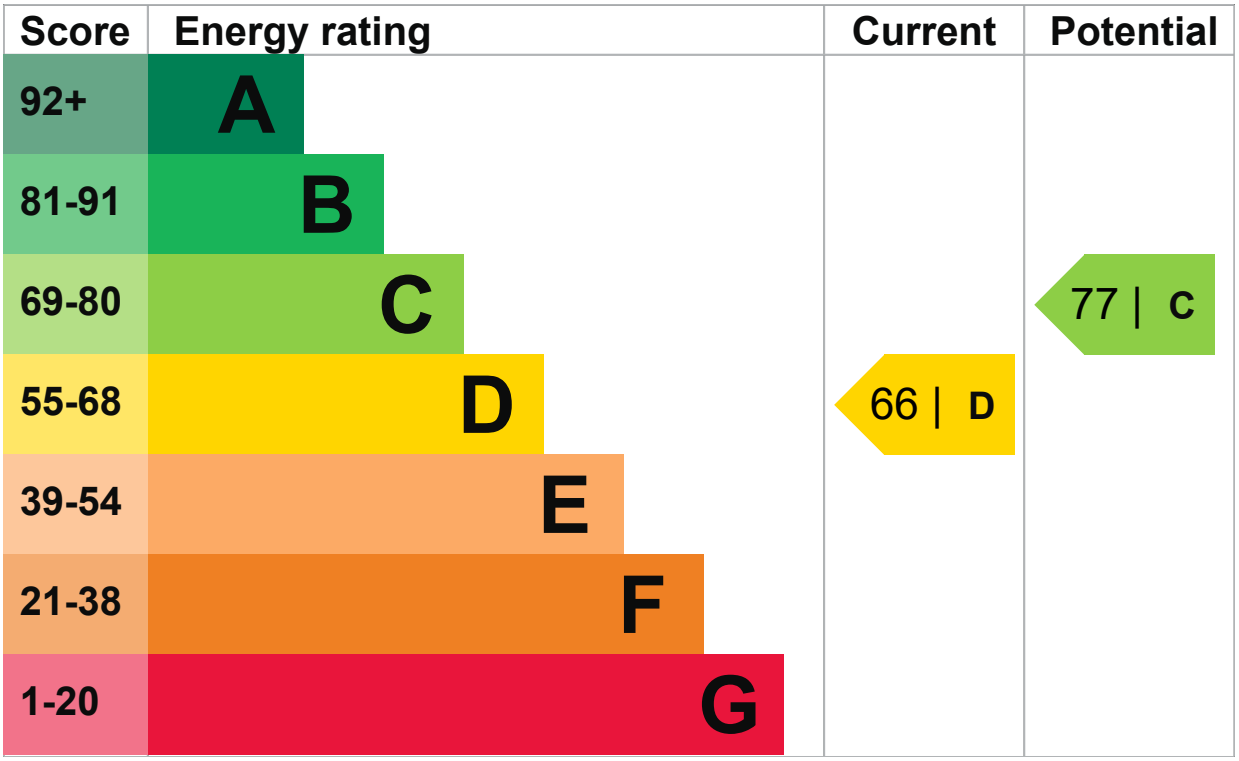
Properties can be rented if they have an energy rating from A to E.

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 C.

See how to improve this property's energy 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 | Timber frame, as built, insulated (assumed) | Good |
| Roof | Flat, limited insulation (assumed) | Poor |
| Window | Single glazed | Very poor |

| Feature | Description | Rating |
|---|---|---|
| Main heating | Electric storage heaters | Average |
| Main heating control | Manual charge control | Poor |
| Hot water | Electric instantaneous at point of use | Very poor |
| Lighting | Low energy lighting in all fixed outlets | Very good |
| Floor | (another dwelling below) | N/A |
| Secondary heating | Portable electric heaters (assumed) | N/A |

# Primary energy use

The primary energy use for this property per year is 438 kilowatt hours per square metre (kWh/m2).

▶ What is primary energy use?

### Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO2). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO2 emissions.

## An average household produces

6 tonnes of CO2

## This property produces

2.3 tonnes of CO2

## This property's potential production

1.3 tonnes of CO2

By making the recommended changes, you could reduce this property's CO2 emissions by 1.0 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.

### 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 (66) to C (77).


▶ What is an energy rating?

## Recommendation 1: Flat roof or sloping ceiling insulation

Flat roof or sloping ceiling insulation

### Typical installation cost

£850 - £1,500

### Typical yearly saving

£79

### Potential rating after carrying out recommendation 1

71 | C

## Recommendation 2: Draught proofing

Draught proofing

### Typical installation cost

£80 - £120

### Typical yearly saving

£8

### Potential rating after carrying out recommendations 1 and 2

72 | C

## Recommendation 3: Double glazed windows

Replace single glazed windows with low-E double glazed windows

### Typical installation cost

£3,300 - £6,500

### Typical yearly saving

£64

### Potential rating after carrying out recommendations 1 to 3

76 | C

## Recommendation 4: High performance external doors

High performance external doors

### Typical installation cost

£500

### Typical yearly saving

£15

### Potential rating after carrying out recommendations 1 to 4

77 | C

## Paying for energy improvements

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

#### Estimated energy use and potential savings

### Estimated yearly energy cost for this property

£478

### Potential saving

£166

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 estimated saving is based on making all of the recommendations in how to improve this property's energy performance.

For advice on how to reduce your energy bills visit Simple Energy Advice (https://www.simpleenergyadvice.org.uk/).

## Heating use in this property

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

### Estimated energy used to heat this property

### Space heating

3329 kWh per year

### Water heating

878 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.

You might be able to receive 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 of the payments.

### Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

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# Assessor contact details

### Assessor's name

Shmuel Heisz

### Telephone

02084587444

### Email

shmuel@cecenergy.co.uk

# Accreditation scheme contact details

### Accreditation scheme

Quidos Limited

### Assessor ID

QUID205616

### Telephone

01225 667 570

**Email**
info@quidos.co.uk

# Assessment details

## Assessor's declaration
No related party

## Date of assessment
27 September 2017

## Date of certificate
28 September 2017

## Type of assessment
▶ 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.

There are no related certificates for this property.

# Energy performance certificate (EPC)

Flat 10
7 Adamson Road
LONDON
NW3 3HX

Energy rating

D

| Valid until | Certificate number |
| --- | --- |
| **27 September 2027** | **0040-2803-7017-9223-2071** |

## Property type

Top-floor flat

## Total floor area

31 square metres

### Rules on letting this property

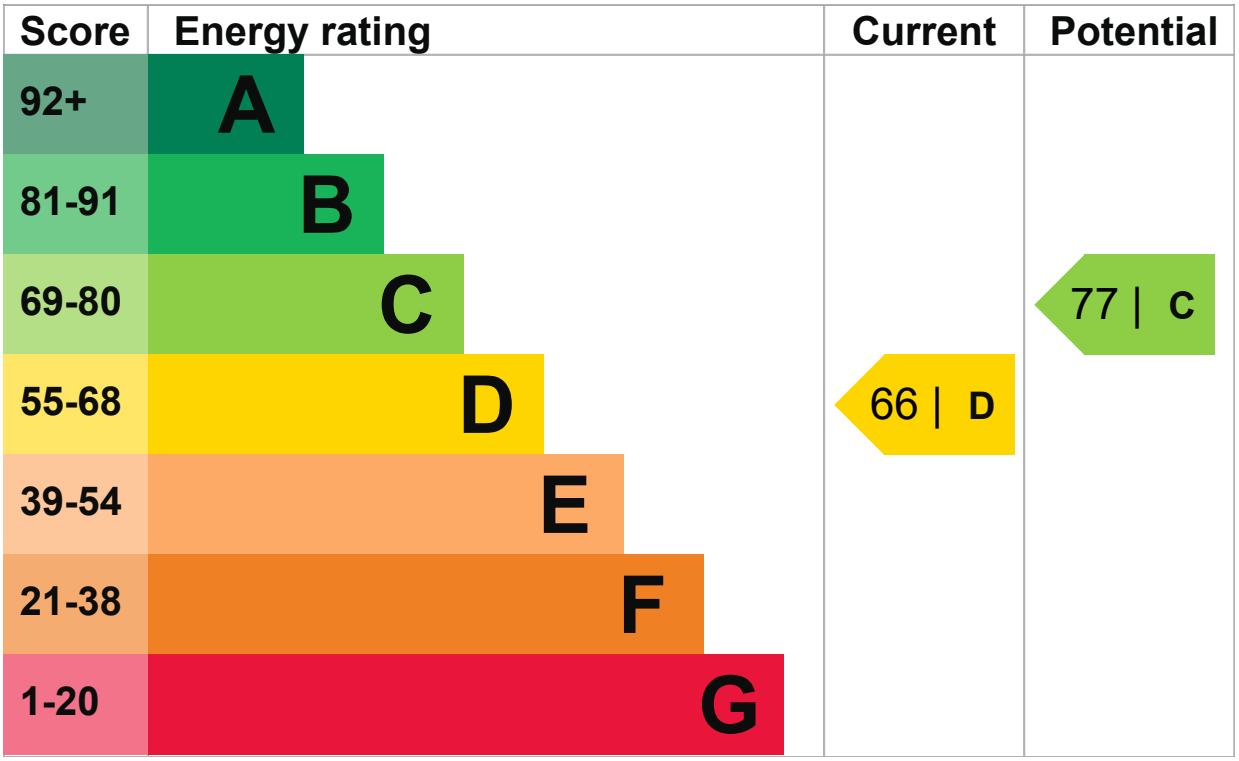
Properties can be rented if they have an energy rating from A to E.

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 C.

See how to improve this property's energy 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 | Timber frame, as built, insulated (assumed) | Good |
| Roof | Flat, limited insulation (assumed) | Poor |
| Window | Single glazed | Very poor |

| Feature | Description | Rating |
|---|---|---|
| Main heating | Electric storage heaters | Average |
| Main heating control | Manual charge control | Poor |
| Hot water | Electric instantaneous at point of use | Very poor |
| Lighting | Low energy lighting in all fixed outlets | Very good |
| Floor | (another dwelling below) | N/A |
| Secondary heating | Portable electric heaters (assumed) | N/A |

# Primary energy use

The primary energy use for this property per year is 438 kilowatt hours per square metre (kWh/m2).

▶ What is primary energy use?

### Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO2). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO2 emissions.

## An average household produces

6 tonnes of CO2

## This property produces

2.3 tonnes of CO2

## This property's potential production

1.3 tonnes of CO2

By making the recommended changes, you could reduce this property's CO2 emissions by 1.0 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.

### 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 (66) to C (77).


▶ What is an energy rating?

## Recommendation 1: Flat roof or sloping ceiling insulation

Flat roof or sloping ceiling insulation

### Typical installation cost

£850 - £1,500

### Typical yearly saving

£79

### Potential rating after carrying out recommendation 1

71 | C

## Recommendation 2: Draught proofing

Draught proofing

### Typical installation cost

£80 - £120

### Typical yearly saving

£8

### Potential rating after carrying out recommendations 1 and 2

72 | C

## Recommendation 3: Double glazed windows

Replace single glazed windows with low-E double glazed windows

### Typical installation cost

£3,300 - £6,500

### Typical yearly saving

£64

### Potential rating after carrying out recommendations 1 to 3

76 | C

## Recommendation 4: High performance external doors

High performance external doors

### Typical installation cost

£500

### Typical yearly saving

£15

### Potential rating after carrying out recommendations 1 to 4

77 | C

## Paying for energy improvements

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

#### Estimated energy use and potential savings

### Estimated yearly energy cost for this property

£478

### Potential saving

£166

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 estimated saving is based on making all of the recommendations in how to improve this property's energy performance.

For advice on how to reduce your energy bills visit Simple Energy Advice (https://www.simpleenergyadvice.org.uk/).

## Heating use in this property

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

### Estimated energy used to heat this property

### Space heating

3329 kWh per year

### Water heating

878 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.

You might be able to receive 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 of the payments.

### Contacting the assessor and accreditation scheme

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### Assessor's name

Shmuel Heisz

### Telephone

02084587444

### Email

shmuel@cecenergy.co.uk

# Accreditation scheme contact details

### Accreditation scheme

Quidos Limited

### Assessor ID

QUID205616

### Telephone

01225 667 570

**Email**
info@quidos.co.uk

# Assessment details

## Assessor's declaration
No related party

## Date of assessment
27 September 2017

## Date of certificate
28 September 2017

## Type of assessment
▶ 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.

There are no related certificates for this property.

# Energy performance certificate (EPC)

Flat B
5 Adamson Road
LONDON
NW3 3HX

Energy rating

C

| Valid until | Certificate number |
| --- | --- |
| **26 September 2027** | **2138-6014-7211-4603-8914** |

## Property type

Basement flat

## Total floor area

40 square metres

### Rules on letting this property

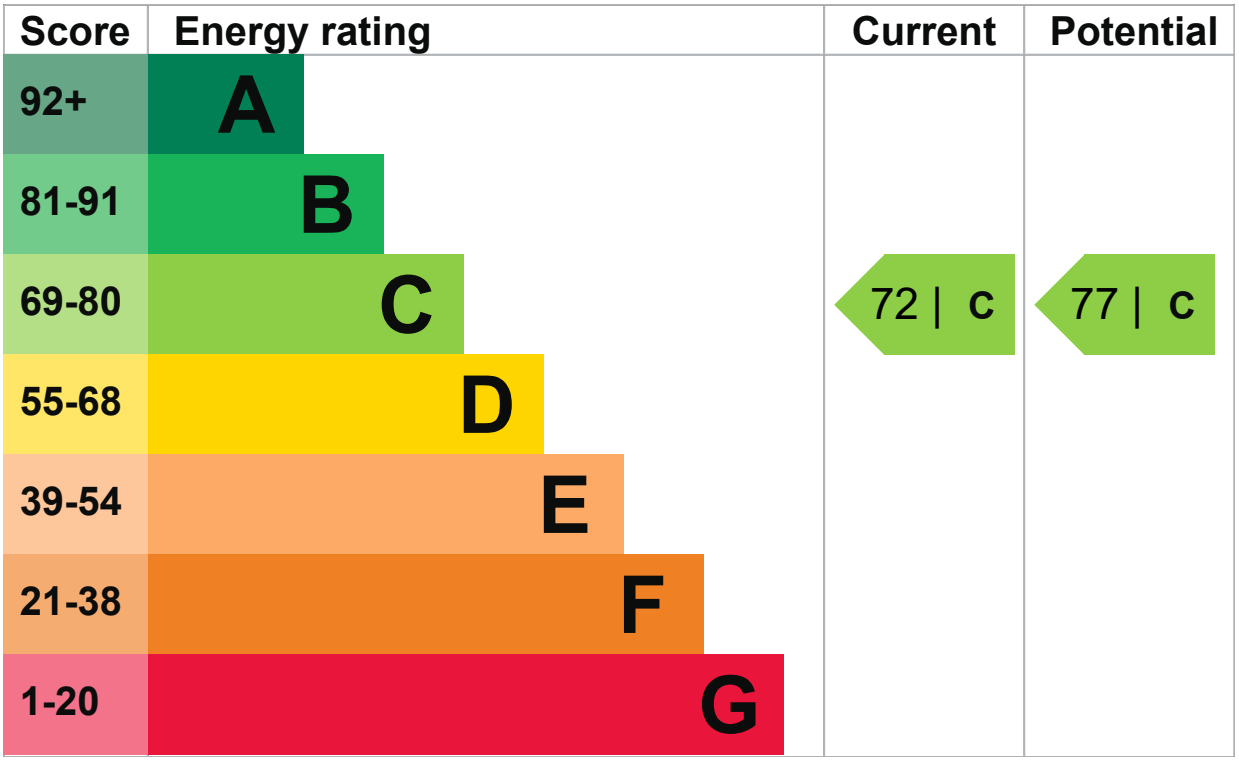
Properties can be rented if they have an energy rating from A to E.

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 C. It has the potential to be C.

See how to improve this property's energy 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 |
| Window | Single glazed | Very poor |
| Main heating | Boiler and radiators, mains gas | Good |

| Feature | Description | Rating |
|---|---|---|
| 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 |
| Roof | (another dwelling above) | N/A |
| 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 216 kilowatt hours per square metre (kWh/m2).

▶ What is primary energy use?

### Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO2). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO2 emissions.

## An average household produces

6 tonnes of CO2

## This property produces

1.5 tonnes of CO2

## This property's potential production

1.1 tonnes of CO2

By making the recommended changes, you could reduce this property's CO2 emissions by 0.4 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.

### 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 C (72) to C (77).


▶ What is an energy rating?

## Recommendation 1: Internal or external wall insulation

Internal or external wall insulation

### Typical installation cost

£4,000 - £14,000

### Typical yearly saving

£42

### Potential rating after carrying out recommendation 1

75 | C

## Recommendation 2: Double glazed windows

Replace single glazed windows with low-E double glazed windows

### Typical installation cost

£3,300 - £6,500

### Typical yearly saving

£41

### Potential rating after carrying out recommendations 1 and 2

77 | C

## Paying for energy improvements

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

### Estimated energy use and potential savings

### Estimated yearly energy cost for this property

£401

## Potential saving

£83

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 estimated saving is based on making all of the recommendations in how to improve this property's energy performance.

For advice on how to reduce your energy bills visit Simple Energy Advice (https://www.simpleenergyadvice.org.uk/).

# Heating use in this property

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

## Estimated energy used to heat this property

## Space heating

3933 kWh per year

## Water heating

1666 kWh per year

## Potential energy savings by installing insulation

| Type of insulation | Amount of energy saved |
|---|---|
| **Solid wall insulation** | 921 kWh per year |

You might be able to receive 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 of the payments.

### 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

Shmuel Heisz

## Telephone

02084587444

**Email**
shmuel@cecenergy.co.uk

## Accreditation scheme contact details

**Accreditation scheme**
Quidos Limited

**Assessor ID**
QUID205616

**Telephone**
01225 667 570

**Email**
info@quidos.co.uk

## Assessment details

**Assessor's declaration**
No related party

**Date of assessment**
27 September 2017

**Date of certificate**
27 September 2017

**Type of assessment**
▶ 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.

There are no related certificates for this property.

# Energy performance certificate (EPC)

Flat C
5 Adamson Road
LONDON
NW3 3HX

Energy rating

D

| Valid until | Certificate number |
| --- | --- |
| **26 September 2027** | **0948-2803-7113-9823-1425** |

## Property type

Top-floor flat

## Total floor area

31 square metres

### Rules on letting this property

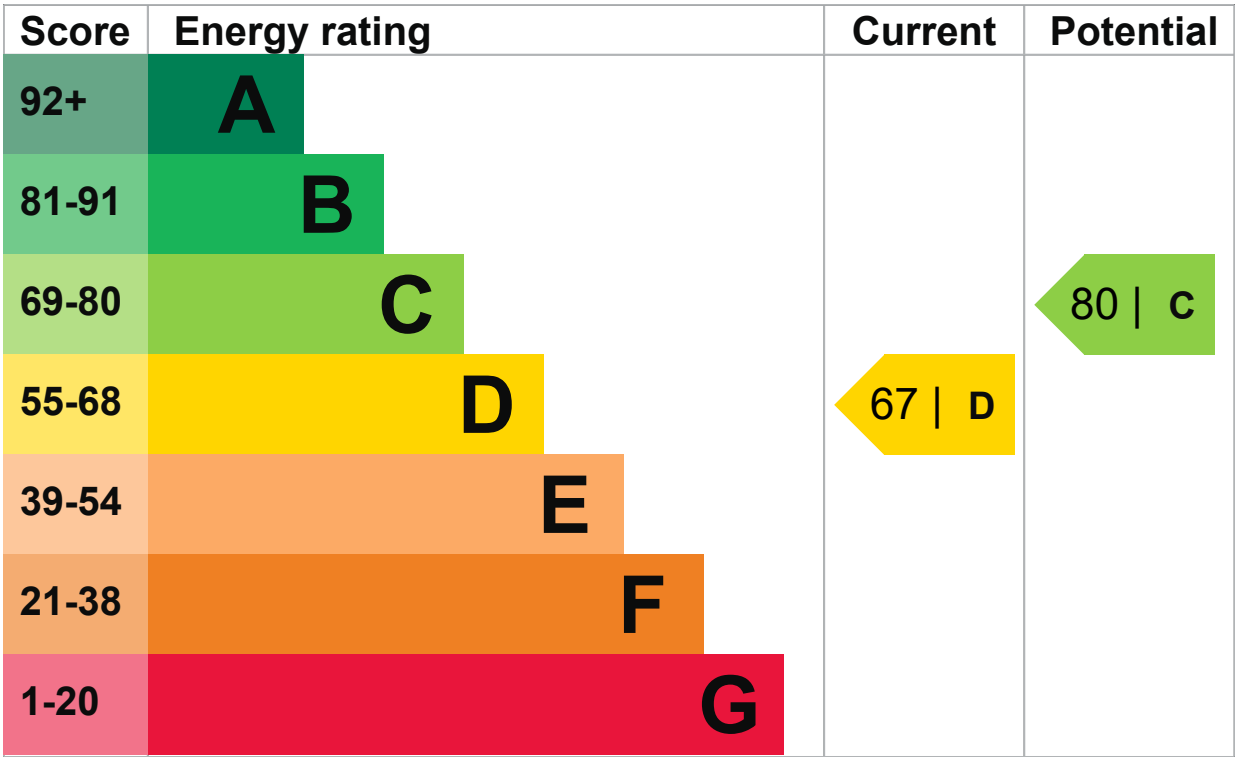
Properties can be rented if they have an energy rating from A to E.

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 C.

See how to improve this property's energy 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 | Timber frame, as built, insulated (assumed) | Good |
| Roof | Flat, limited insulation (assumed) | Poor |
| Window | Single glazed | Very poor |

| Feature | Description | Rating |
|---|---|---|
| Main heating | Electric storage heaters | Average |
| Main heating control | Manual charge control | Poor |
| Hot water | Electric instantaneous at point of use | Very poor |
| Lighting | Low energy lighting in all fixed outlets | Very good |
| Floor | (another dwelling below) | N/A |
| Secondary heating | Portable electric heaters (assumed) | N/A |

# Primary energy use

The primary energy use for this property per year is 411 kilowatt hours per square metre (kWh/m2).

▶ What is primary energy use?

### Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO2). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO2 emissions.

## An average household produces

6 tonnes of CO2

## This property produces

2.1 tonnes of CO2

## This property's potential production

1.1 tonnes of CO2

By making the recommended changes, you could reduce this property's CO2 emissions by 1.0 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.

### 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 C (80).


▶ What is an energy rating?

## Recommendation 1: Flat roof or sloping ceiling insulation

Flat roof or sloping ceiling insulation

### Typical installation cost

£850 - £1,500

### Typical yearly saving

£79

### Potential rating after carrying out recommendation 1

73 | C

## Recommendation 2: Draught proofing

Draught proofing

### Typical installation cost

£80 - £120

### Typical yearly saving

£8

### Potential rating after carrying out recommendations 1 and 2

74 | C

## Recommendation 3: High heat retention storage heaters

High heat retention storage heaters

### Typical installation cost

£800 - £1,200

### Typical yearly saving

£40

### Potential rating after carrying out recommendations 1 to 3

76 | C

## Recommendation 4: Double glazed windows

Replace single glazed windows with low-E double glazed windows

### Typical installation cost

£3,300 - £6,500

### Typical yearly saving

£49

### Potential rating after carrying out recommendations 1 to 4

80 | C

## Paying for energy improvements

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

#### Estimated energy use and potential savings

### Estimated yearly energy cost for this property

£455

### Potential saving

£177

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 estimated saving is based on making all of the recommendations in how to improve this property's energy performance.

For advice on how to reduce your energy bills visit Simple Energy Advice (https://www.simpleenergyadvice.org.uk/).

## Heating use in this property

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

### Estimated energy used to heat this property

### Space heating

3066 kWh per year

### Water heating

878 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.

You might be able to receive 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 of the payments.

### 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

Shmuel Heisz

### Telephone

02084587444

### Email

shmuel@cecenergy.co.uk

# Accreditation scheme contact details

### Accreditation scheme

Quidos Limited

### Assessor ID

QUID205616

### Telephone

01225 667 570

**Email**
info@quidos.co.uk

# Assessment details

## Assessor's declaration
No related party

## Date of assessment
27 September 2017

## Date of certificate
27 September 2017

## Type of assessment
▶ 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.

There are no related certificates for this property.

# Energy performance certificate (EPC)

Flat D
5 Adamson Road
LONDON
NW3 3HX

Energy rating

D

| Valid until | Certificate number |
| --- | --- |
| **26 September 2027** | **0049-2803-7019-9823-2471** |

## Property type

Top-floor flat

## Total floor area

31 square metres

### Rules on letting this property

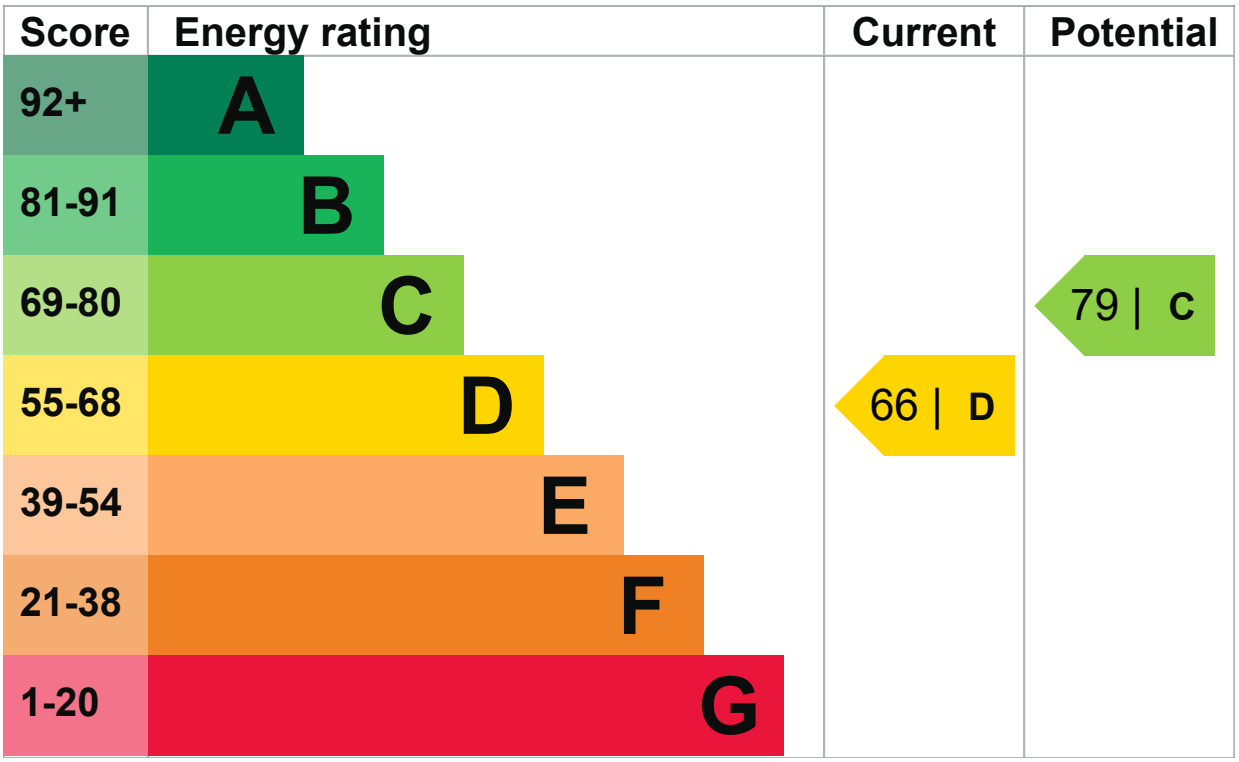
Properties can be rented if they have an energy rating from A to E.

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 C.

See how to improve this property's energy 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 | Timber frame, as built, insulated (assumed) | Good |
| Roof | Flat, limited insulation (assumed) | Poor |
| Window | Single glazed | Very poor |

| Feature | Description | Rating |
|---|---|---|
| Main heating | Electric storage heaters | Average |
| Main heating control | Manual charge control | Poor |
| Hot water | Electric instantaneous at point of use | Very poor |
| Lighting | Low energy lighting in all fixed outlets | Very good |
| Floor | (another dwelling below) | N/A |
| Secondary heating | Portable electric heaters (assumed) | N/A |

# Primary energy use

The primary energy use for this property per year is 438 kilowatt hours per square metre (kWh/m2).

▶ What is primary energy use?

### Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO2). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO2 emissions.

## An average household produces

6 tonnes of CO2

## This property produces

2.3 tonnes of CO2

## This property's potential production

1.2 tonnes of CO2

By making the recommended changes, you could reduce this property's CO2 emissions by 1.1 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.

### 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 (66) to C (79).


▶ What is an energy rating?

## Recommendation 1: Flat roof or sloping ceiling insulation

Flat roof or sloping ceiling insulation

### Typical installation cost

£850 - £1,500

### Typical yearly saving

£79

### Potential rating after carrying out recommendation 1

71 | C

## Recommendation 2: Draught proofing

Draught proofing

### Typical installation cost

£80 - £120

### Typical yearly saving

£8

### Potential rating after carrying out recommendations 1 and 2

72 | C

## Recommendation 3: High heat retention storage heaters

High heat retention storage heaters

### Typical installation cost

£800 - £1,200

### Typical yearly saving

£46

### Potential rating after carrying out recommendations 1 to 3

75 | C

## Recommendation 4: Double glazed windows

Replace single glazed windows with low-E double glazed windows

### Typical installation cost

£3,300 - £6,500

### Typical yearly saving

£48

### Potential rating after carrying out recommendations 1 to 4

79 | C

## Paying for energy improvements

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

#### Estimated energy use and potential savings

### Estimated yearly energy cost for this property

£478

### Potential saving

£181

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 estimated saving is based on making all of the recommendations in how to improve this property's energy performance.

For advice on how to reduce your energy bills visit Simple Energy Advice (https://www.simpleenergyadvice.org.uk/).

## Heating use in this property

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

### Estimated energy used to heat this property

### Space heating

3329 kWh per year

### Water heating

878 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.

You might be able to receive 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 of the payments.

### 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

Shmuel Heisz

### Telephone

02084587444

### Email

shmuel@cecenergy.co.uk

# Accreditation scheme contact details

### Accreditation scheme

Quidos Limited

### Assessor ID

QUID205616

### Telephone

01225 667 570

**Email**
info@quidos.co.uk

# Assessment details

## Assessor's declaration
No related party

## Date of assessment
27 September 2017

## Date of certificate
27 September 2017

## Type of assessment
▶ 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.

There are no related certificates for this property.

# Energy performance certificate (EPC)

Flat E
5 Adamson Road
LONDON
NW3 3HX

Energy rating

D

| Valid until | Certificate number |
| --- | --- |
| **26 September 2027** | **0447-2803-7117-9823-3451** |

## Property type

Mid-floor flat

## Total floor area

31 square metres

### Rules on letting this property

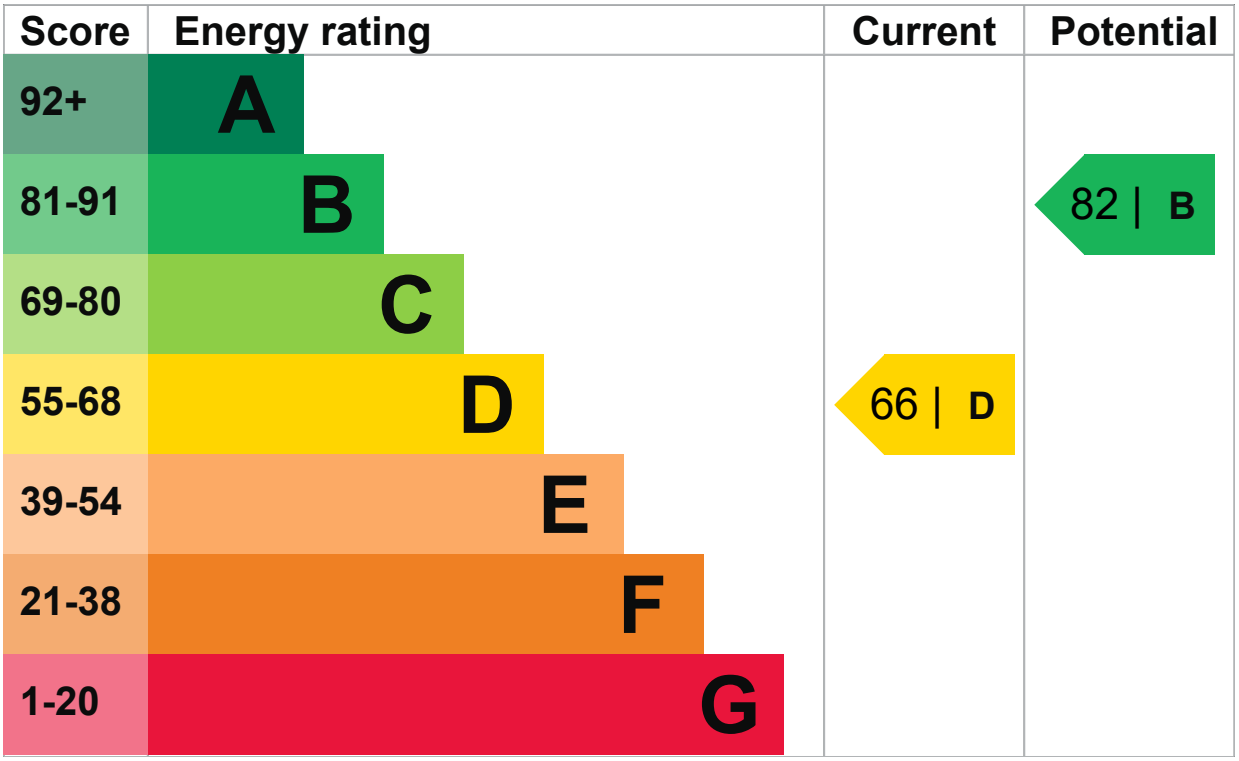
Properties can be rented if they have an energy rating from A to E.

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.

See how to improve this property's energy 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 |
| Window | Single glazed | Very poor |
| Main heating | Electric storage heaters | Average |

| Feature | Description | Rating |
|---|---|---|
| Main heating control | Manual charge control | Poor |
| Hot water | Electric instantaneous at point of use | Very poor |
| Lighting | Low energy lighting in all fixed outlets | Very good |
| Roof | (another dwelling above) | N/A |
| Floor | (another dwelling below) | N/A |
| Secondary heating | Portable electric heaters (assumed) | N/A |

# Primary energy use

The primary energy use for this property per year is 440 kilowatt hours per square metre (kWh/m2).

▶ What is primary energy use?

### Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO2). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO2 emissions.

## An average household produces

6 tonnes of CO2

## This property produces

2.3 tonnes of CO2

## This property's potential production

0.9 tonnes of CO2

By making the recommended changes, you could reduce this property's CO2 emissions by 1.4 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.

### 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 (66) to B (82).

Potential energy rating

B

▶ What is an energy rating?

## Recommendation 1: Internal or external wall insulation

Internal or external wall insulation

### Typical installation cost

£4,000 - £14,000

### Typical yearly saving

£114

### Potential rating after carrying out recommendation 1

74 | C

## Recommendation 2: Draught proofing

Draught proofing

### Typical installation cost

£80 - £120

### Typical yearly saving

£7

### Potential rating after carrying out recommendations 1 and 2

74 | C

## Recommendation 3: High heat retention storage heaters

High heat retention storage heaters

### Typical installation cost

£800 - £1,200

### Typical yearly saving

£38

### Potential rating after carrying out recommendations 1 to 3

77 | C

## Recommendation 4: Double glazed windows

Replace single glazed windows with low-E double glazed windows

### Typical installation cost

£3,300 - £6,500

### Typical yearly saving

£70

### Potential rating after carrying out recommendations 1 to 4

82 | B

## Paying for energy improvements

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

#### Estimated energy use and potential savings

### Estimated yearly energy cost for this property

£480

### Potential saving

£230

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 estimated saving is based on making all of the recommendations in how to improve this property's energy performance.

For advice on how to reduce your energy bills visit Simple Energy Advice (https://www.simpleenergyadvice.org.uk/).

## Heating use in this property

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

### Estimated energy used to heat this property

## Space heating

3348 kWh per year

## Water heating

878 kWh per year

## Potential energy savings by installing insulation

| Type of insulation | Amount of energy saved |
|---|---|
| Solid wall insulation | 1310 kWh per year |

You might be able to receive 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 of the payments.

### 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

Shmuel Heisz

## Telephone

02084587444

## Email

shmuel@cecenergy.co.uk

# Accreditation scheme contact details

## Accreditation scheme

Quidos Limited

## Assessor ID

QUID205616

## Telephone

01225 667 570

### Email

info@quidos.co.uk

## Assessment details

### Assessor's declaration

No related party

### Date of assessment

27 September 2017

### Date of certificate

27 September 2017

### Type of assessment

▶ 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.

There are no related certificates for this property.

# Energy performance certificate (EPC)

Flat A
5 Adamson Road
LONDON
NW3 3HX

Energy rating

C

| Valid until | Certificate number |
| --- | --- |
| **26 September 2027** | **8593-7821-4140-5083-4926** |

## Property type

Basement flat

## Total floor area

40 square metres

### Rules on letting this property

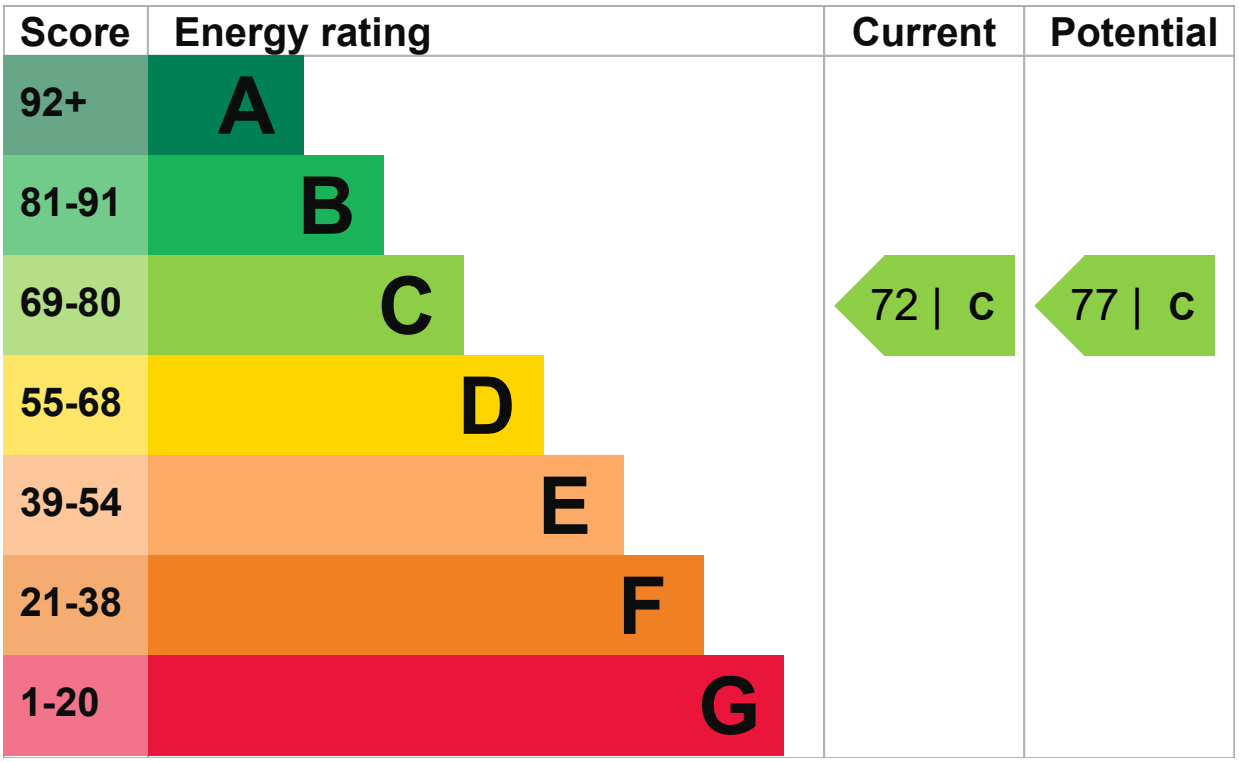
Properties can be rented if they have an energy rating from A to E.

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 C. It has the potential to be C.

See how to improve this property's energy 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 |
| Window | Single glazed | Very poor |
| Main heating | Boiler and radiators, mains gas | Good |

| Feature | Description | Rating |
|---|---|---|
| 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 |
| Roof | (another dwelling above) | N/A |
| 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 216 kilowatt hours per square metre (kWh/m2).

▶ What is primary energy use?

### Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO2). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO2 emissions.

## An average household produces

6 tonnes of CO2

## This property produces

1.5 tonnes of CO2

## This property's potential production

1.1 tonnes of CO2

By making the recommended changes, you could reduce this property's CO2 emissions by 0.4 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.

### 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 C (72) to C (77).

Potential energy rating

C

▶ What is an energy rating?

## Recommendation 1: Internal or external wall insulation

Internal or external wall insulation

### Typical installation cost

£4,000 - £14,000

### Typical yearly saving

£42

### Potential rating after carrying out recommendation 1

75 | C

## Recommendation 2: Double glazed windows

Replace single glazed windows with low-E double glazed windows

### Typical installation cost

£3,300 - £6,500

### Typical yearly saving

£41

### Potential rating after carrying out recommendations 1 and 2

77 | C

## Paying for energy improvements

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

### Estimated energy use and potential savings

### Estimated yearly energy cost for this property

£401

## Potential saving

£83

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 estimated saving is based on making all of the recommendations in how to improve this property's energy performance.

For advice on how to reduce your energy bills visit Simple Energy Advice (https://www.simpleenergyadvice.org.uk/).

# Heating use in this property

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

## Estimated energy used to heat this property

## Space heating

3933 kWh per year

## Water heating

1666 kWh per year

## Potential energy savings by installing insulation

| Type of insulation | Amount of energy saved |
|---|---|
| **Solid wall insulation** | 921 kWh per year |

You might be able to receive 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 of the payments.

### 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

Shmuel Heisz

## Telephone

02084587444

**Email**
shmuel@cecenergy.co.uk

## Accreditation scheme contact details

**Accreditation scheme**
Quidos Limited

**Assessor ID**
QUID205616

**Telephone**
01225 667 570

**Email**
info@quidos.co.uk

## Assessment details

**Assessor's declaration**
No related party

**Date of assessment**
27 September 2017

**Date of certificate**
27 September 2017

**Type of assessment**
▶ 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.

There are no related certificates for this property.

# Energy performance certificate (EPC)

Flat G
5 Adamson Road
LONDON
NW3 3HX

Energy rating

D

| Valid until | Certificate number |
| --- | --- |
| **26 September 2027** | **0848-2803-7117-9823-8421** |

## Property type

Mid-floor flat

## Total floor area

31 square metres

### Rules on letting this property

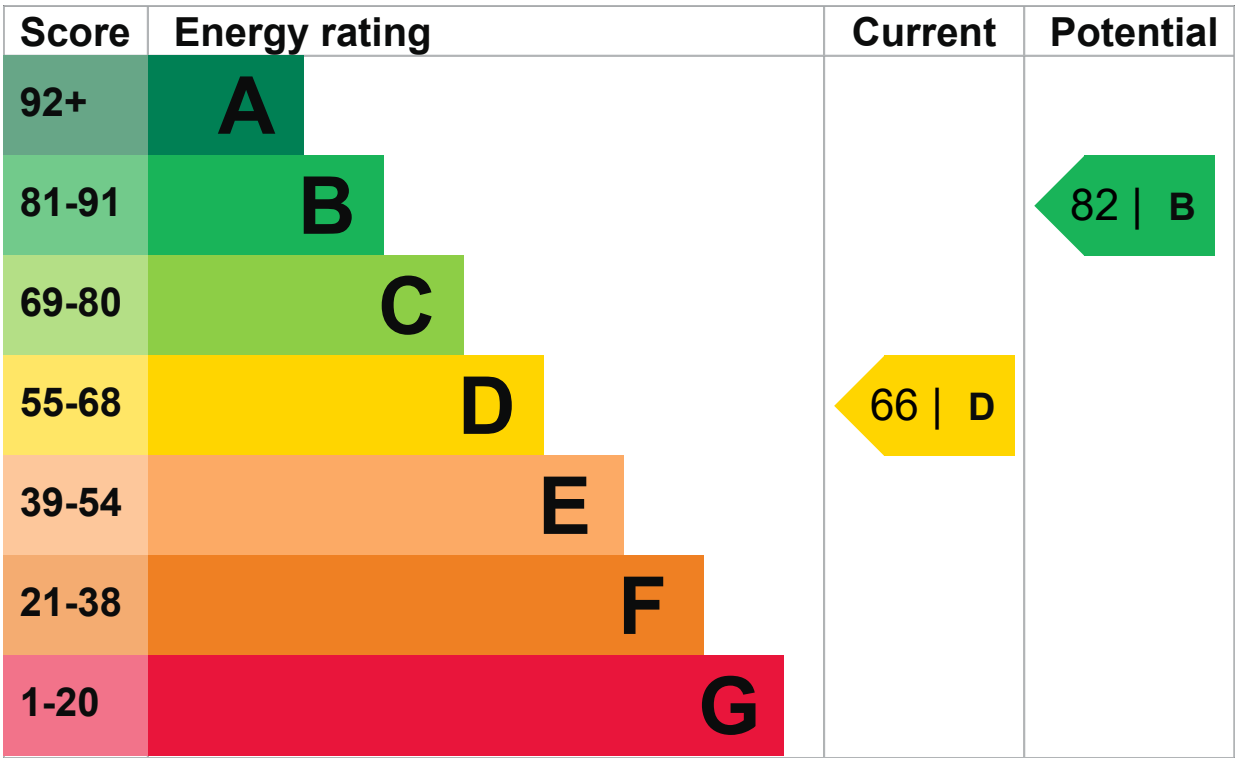
Properties can be rented if they have an energy rating from A to E.

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.

See how to improve this property's energy 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 |
| Window | Single glazed | Very poor |
| Main heating | Electric storage heaters | Average |

| Feature | Description | Rating |
|---|---|---|
| Main heating control | Manual charge control | Poor |
| Hot water | Electric instantaneous at point of use | Very poor |
| Lighting | Low energy lighting in all fixed outlets | Very good |
| Roof | (another dwelling above) | N/A |
| Floor | (another dwelling below) | N/A |
| Secondary heating | Portable electric heaters (assumed) | N/A |

# Primary energy use

The primary energy use for this property per year is 440 kilowatt hours per square metre (kWh/m2).

▶ What is primary energy use?

### Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO2). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO2 emissions.

## An average household produces

6 tonnes of CO2

## This property produces

2.3 tonnes of CO2

## This property's potential production

0.9 tonnes of CO2

By making the recommended changes, you could reduce this property's CO2 emissions by 1.4 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.

### 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 (66) to B (82).


▶ What is an energy rating?

## Recommendation 1: Internal or external wall insulation

Internal or external wall insulation

### Typical installation cost

£4,000 - £14,000

### Typical yearly saving

£114

### Potential rating after carrying out recommendation 1

74 | C

## Recommendation 2: Draught proofing

Draught proofing

### Typical installation cost

£80 - £120

### Typical yearly saving

£7

### Potential rating after carrying out recommendations 1 and 2

74 | C

## Recommendation 3: High heat retention storage heaters

High heat retention storage heaters

### Typical installation cost

£800 - £1,200

### Typical yearly saving

£38

### Potential rating after carrying out recommendations 1 to 3

77 | C

## Recommendation 4: Double glazed windows

Replace single glazed windows with low-E double glazed windows

### Typical installation cost

£3,300 - £6,500

### Typical yearly saving

£70

### Potential rating after carrying out recommendations 1 to 4

82 | B

## Paying for energy improvements

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

#### Estimated energy use and potential savings

### Estimated yearly energy cost for this property

£480

### Potential saving

£230

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 estimated saving is based on making all of the recommendations in how to improve this property's energy performance.

For advice on how to reduce your energy bills visit Simple Energy Advice (https://www.simpleenergyadvice.org.uk/).

## Heating use in this property

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

### Estimated energy used to heat this property

### Space heating

3348 kWh per year

### Water heating

878 kWh per year

### Potential energy savings by installing insulation

| Type of insulation | Amount of energy saved |
|---|---|
| Solid wall insulation | 1310 kWh per year |

You might be able to receive 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 of the payments.

### 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.

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### Assessor's name

Shmuel Heisz

### Telephone

02084587444

### Email

shmuel@cecenergy.co.uk

## Accreditation scheme contact details

### Accreditation scheme

Quidos Limited

### Assessor ID

QUID205616

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## Assessment details

### Assessor's declaration

No related party

### Date of assessment

27 September 2017

### Date of certificate

27 September 2017

### Type of assessment

▶ RdSAP

#### Other certificates for this property

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There are no related certificates for this property.

# Energy performance certificate (EPC)

Flat H
5 Adamson Road
LONDON
NW3 3HX

Energy rating

C

| Valid until | Certificate number |
| --- | --- |
| **26 September 2027** | **8373-7821-4070-8073-4926** |

## Property type

Mid-floor flat

## Total floor area

31 square metres

### Rules on letting this property

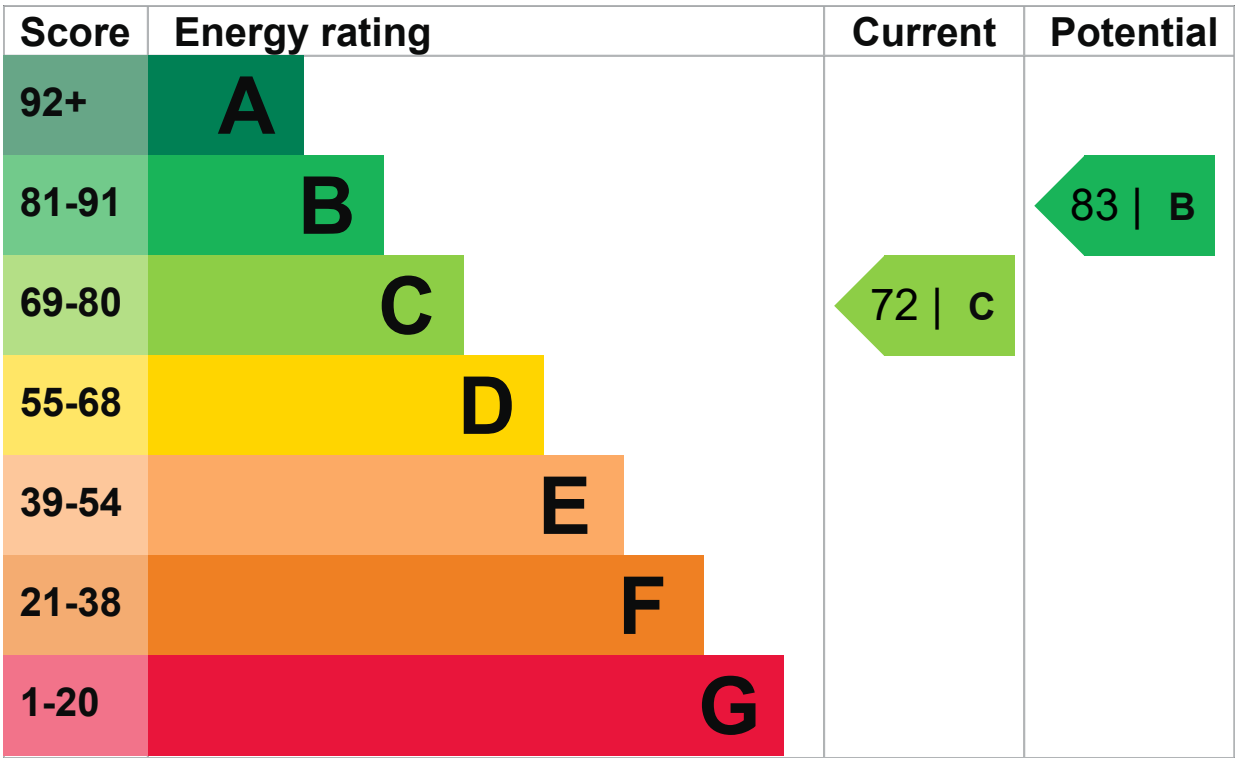
Properties can be rented if they have an energy rating from A to E.

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 C. It has the potential to be B.

See how to improve this property's energy 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 |
| Window | Single glazed | Very poor |
| Main heating | Electric storage heaters | Average |

| Feature | Description | Rating |
|---|---|---|
| Main heating control | Manual charge control | Poor |
| Hot water | Electric instantaneous at point of use | Very poor |
| Lighting | Low energy lighting in all fixed outlets | Very good |
| Roof | (another dwelling above) | N/A |
| Floor | (another dwelling below) | N/A |
| Secondary heating | Portable electric heaters (assumed) | N/A |

# Primary energy use

The primary energy use for this property per year is 342 kilowatt hours per square metre (kWh/m2).

▶ What is primary energy use?

### Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO2). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO2 emissions.

## An average household produces

6 tonnes of CO2

## This property produces

1.8 tonnes of CO2

## This property's potential production

0.9 tonnes of CO2

By making the recommended changes, you could reduce this property's CO2 emissions by 0.9 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.

### 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 C (72) to B (83).


▶ What is an energy rating?

## Recommendation 1: Internal or external wall insulation

Internal or external wall insulation

### Typical installation cost

£4,000 - £14,000

### Typical yearly saving

£47

### Potential rating after carrying out recommendation 1

75 | C

## Recommendation 2: Draught proofing

Draught proofing

### Typical installation cost

£80 - £120

### Typical yearly saving

£7

### Potential rating after carrying out recommendations 1 and 2

75 | C

## Recommendation 3: High heat retention storage heaters

High heat retention storage heaters

### Typical installation cost

£800 - £1,200

### Typical yearly saving

£34

### Potential rating after carrying out recommendations 1 to 3

78 | C

## Recommendation 4: Double glazed windows

Replace single glazed windows with low-E double glazed windows

### Typical installation cost

£3,300 - £6,500

### Typical yearly saving

£69

### Potential rating after carrying out recommendations 1 to 4

83 | B

## Paying for energy improvements

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

#### Estimated energy use and potential savings

### Estimated yearly energy cost for this property

£395

### Potential saving

£157

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 estimated saving is based on making all of the recommendations in how to improve this property's energy performance.

For advice on how to reduce your energy bills visit Simple Energy Advice (https://www.simpleenergyadvice.org.uk/).

## Heating use in this property

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

### Estimated energy used to heat this property

### Space heating

2376 kWh per year

### Water heating

878 kWh per year

### Potential energy savings by installing insulation

| Type of insulation | Amount of energy saved |
|---|---|
| Solid wall insulation | 533 kWh per year |

You might be able to receive 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 of the payments.

### Contacting the assessor and accreditation scheme

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