

Energy Performance Certificate

Flat 1, 74 Fortune Green Road, LONDON, NW6 1DS

Dwelling type: Ground-floor maisonette

Date of assessment: 22 April 2020

Date of certificate: 27 July 2020

Reference number: 2328-1090-7394-7200-0240

Type of assessment: SAP, existing dwelling

Total floor area: 82 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

Estimated energy costs of dwelling for 3 years:

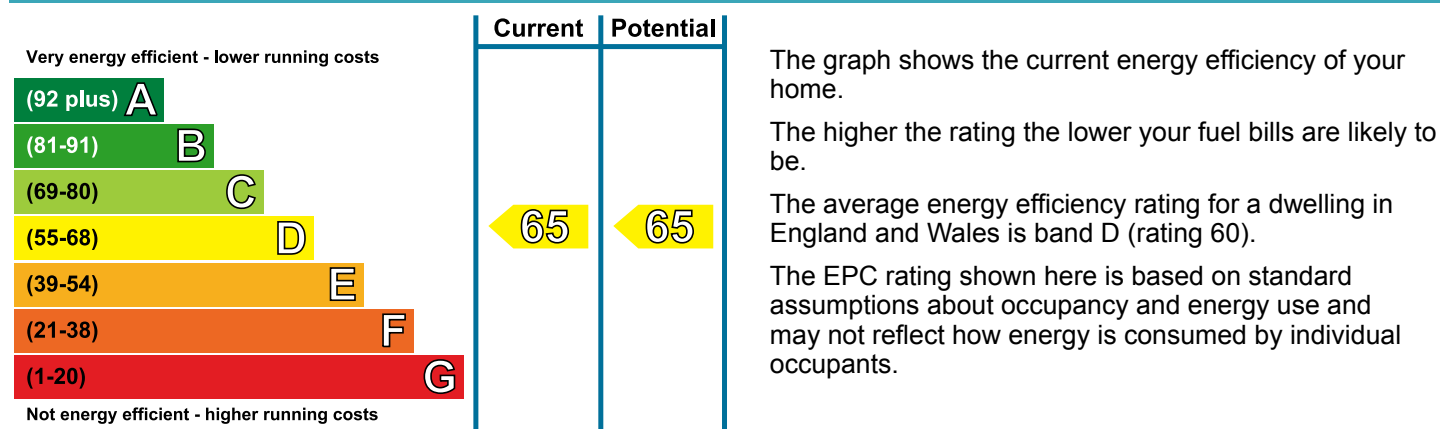
£ 2,994

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 198 over 3 years	£ 198 over 3 years	Not applicable
Heating	£ 2,157 over 3 years	£ 2,157 over 3 years	
Hot Water	£ 639 over 3 years	£ 639 over 3 years	
Totals	£ 2,994	£ 2,994	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Average thermal transmittance 2.34 W/m ² K	★☆☆☆☆
Roof	Average thermal transmittance 0.5 W/m ² K	★★★★☆☆
Floor	Average thermal transmittance 0.16 W/m ² K	★★★★★★
Windows	Fully double glazed	★★★★☆☆
Main heating	Electric storage heaters, radiators	★★☆☆☆☆
Main heating controls	Automatic charge control	★★★★☆☆
Secondary heating	None	—
Hot water	Electric immersion, off-peak	★★★★☆☆
Lighting	Low energy lighting in all fixed outlets	★★★★★★
Air tightness	(not tested)	—

Current primary energy use per square metre of floor area: 325 kWh/m² per year

The assessment does not take into consideration the physical condition of any element. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology based on age and type of construction.

Low and zero carbon energy sources

Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. There are none provided for this home.

Your home's heat demand

This table shows the energy used for space and water heating by an average household in this property.

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	6403	N/A	N/A	N/A
Water heating (kWh per year)	1937			

For most homes, the vast majority of energy costs derive from heating the home. Where applicable, this table shows the energy that could be saved in this property by insulating the loft and walls, based on typical energy use (shown within brackets as it is a reduction in energy use).

Recommendations

None.

About this document and the data in it

This document has been produced following an energy assessment undertaken by a qualified Energy Assessor, accredited by Stroma Certification. You can obtain contact details of the Accreditation Scheme at www.stroma.com.

A copy of this certificate has been lodged on a national register as a requirement under the Energy Performance of Buildings Regulations 2012 as amended. It will be made available via the online search function at www.epcregister.com. The certificate (including the building address) and other data about the building collected during the energy assessment but not shown on the certificate, for instance heating system data, will be made publicly available at www.opendatacommunities.org.

This certificate and other data about the building may be shared with other bodies (including government departments and enforcement agencies) for research, statistical and enforcement purposes. Any personal data it contains will be processed in accordance with the General Data Protection Regulation and all applicable laws and regulations relating to the processing of personal data and privacy. For further information about this and how data about the property are used, please visit www.epcregister.com. To opt out of having information about your building made publicly available, please visit www.epcregister.com/optout.

Assessor's accreditation number: STRO034532
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Related party disclosure: No related party

There is more information in the guidance document *Energy Performance Certificates for the marketing, sale and let of dwellings* available on the Government website at: www.gov.uk/government/collections/energy-performance-certificates. It explains the content and use of this document, advises on how to identify the authenticity of a certificate and how to make a complaint.

About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 4.5 tonnes of carbon dioxide every year. You could reduce emissions by switching to renewable energy sources.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions based on standardised assumptions about occupancy and energy use. The higher the rating the less impact it has on the environment.

