

69 Primrose Hill  
London  
NW3 2UU

Energy rating

**F**

Certificate number: **9876 - 6789 - 5432 - 2345 - 1358**

Valid until: **30 September 2020**

## **!** You may not be able to let this property

From 1 April 2020, properties can only be let if they have an energy rating of A to E. If the property is rated F or G, it cannot be let, unless an exemption has been registered.

## Energy performance rating for this property

Your property's energy rating is F. It has the potential to be D by following the recommendations on how to improve this property's energy performance.

Score	Energy Rating	Current	Potential
92-100	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		56   <b>D</b>
39-54	<b>E</b>		
21-38	<b>F</b>	36   <b>F</b>	
1-20	<b>G</b>		

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 this number, the cheaper your fuel bills are likely to be.

The average energy rating and score for a property in England and Wales are D (60).

## Breakdown of property's energy performance

The table below shows the energy performance for features of this property. Only features relevant to this property are shown. The assessment does not consider the condition of a feature and how well it is working.

When the description says 'assumed', it means that the insulation could not be inspected and an assumption has been made based on the age and type of your property.

Feature	Description	Energy performance
Total floor area	102 m2	
Property type	Top floor flat	
Walls	System built, as built, insulated (assumed)	Good
Secondary heating	None	Average
Hot water	Electric immersion, off-peak	Very poor
Main heating	Room heaters, electric	Average

## Environmental impact for 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.

<b>Average household produces:</b>	6 tonnes of CO2
<b>This property produces:</b>	1.9 tonnes of CO2
<b>This property's potential production:</b>	2 tonnes of CO2

By making the recommended changes, you will reduce this property's CO2 emissions by 1.5 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 your property's energy efficiency. If you make all of the changes recommended below, this will improve your property's energy rating from F (36) to D (56).

Recommendations	Typical installation cost	Typical yearly saving	Potential rating change
Internal or external wall insulation	£9,000	£639	46   E
Low energy lighting for all fixed outlets	£26	£21	53   E
High heat retention storage heaters	£1,000	£147	56   D

## Estimated energy use and potential savings

<b>Estimated energy cost for this property over a year</b>	£1,442
<b>Over a year you could save</b>	£531

For more advice on how to reduce your energy bills visit [Simple Energy Advice](#).

The estimated cost and savings show 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.

## Heating use in this property

Heating a property usually makes up the majority of energy costs. The first table shows the estimated energy used to heat this property's rooms (space) and water.

<b>Space heating</b>	64.0 kWh per year
<b>Water heating</b>	351.1 kWh per year

You might be able to receive [Renewable Heat Incentive payments](#). 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 the 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	[REDACTED]
Telephone	[REDACTED]
E-mail	[REDACTED]

### Accreditation scheme contact details

Accreditation scheme	[REDACTED]
Assessor's accreditation number	[REDACTED]
Telephone	[REDACTED]
E-mail	[REDACTED]

### Assessment details

Related party disclosure	No related party
Date of assessment	9 August 2018
Date of certificate	9 August 2018
Type of assessment	RdSAP

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## Other certificates for this property

If you are aware of previous assessments for this property and they are not listed here please contact the Help Desk at 0207 164 6672.

Reference number	EPC Rating	EPC Expiry Date
9876-6789-5432-2345-1357	D	9 August 2028