

Energy performance certificate (EPC)

| | | |
|---|---------------------------|--|
| 49, Woodstock Drive Ickenham UXBRIDGE UB10 8EQ | Energy rating F | Valid until: 18 March 2027 Certificate number: 8733-7627-5150-0016-7992 |
|---|---------------------------|--|

Property type **Detached house**

Total floor area **98 square metres**

Rules on letting this property



You may not be able to let this property

This property has an energy rating of F. 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) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Properties can be rented if they have an energy rating from A to E. The [recommendations section](#) sets out changes you can make to improve the property's rating.

Energy efficiency rating for this property

This property's current energy rating is F. It has the potential to be C.

[See how to improve this property's energy performance.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 76 c |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | 26 F | |
| 1-20 | G | | |

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 | Cavity wall, as built, no insulation (assumed) | Poor |
| Roof | Pitched, no insulation (assumed) | Very poor |
| Window | Full secondary glazing | Good |
| Main heating | Boiler and radiators, mains gas | Average |
| Main heating control | Room thermostat only | Poor |
| Hot water | From main system | Average |
| Lighting | Low energy lighting in 15% of fixed outlets | Poor |
| Floor | Solid, 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 528 kilowatt hours per square metre (kWh/m²).

Environmental impact of this property

This property's current environmental impact rating is F. It has the potential to be C.

Properties are rated in a scale from A to G based on how much carbon dioxide (CO₂) they produce.

Properties with an A rating produce less CO₂ than G rated properties.

An average household produces 6 tonnes of CO₂

This property produces 9.1 tonnes of CO₂

This property's potential production 2.8 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 6.3 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 F (26) to C (76).

| Recommendation | Typical installation cost | Typical yearly saving |
|---|---------------------------|-----------------------|
| 1. Cavity wall insulation | £500 - £1,500 | £345 |
| 2. Floor insulation (solid floor) | £4,000 - £6,000 | £74 |
| 3. Increase hot water cylinder insulation | £15 - £30 | £41 |
| 4. Low energy lighting | £55 | £47 |
| 5. Heating controls (programmer and TRVs) | £350 - £450 | £70 |
| 6. Condensing boiler | £2,200 - £3,000 | £597 |
| 7. Solar water heating | £4,000 - £6,000 | £44 |
| 8. Solar photovoltaic panels | £5,000 - £8,000 | £300 |

Paying for energy improvements

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

Estimated energy use and potential savings

| | |
|--|-------|
| Estimated yearly energy cost for this property | £2074 |
|--|-------|

| | |
|------------------|-------|
| Potential saving | £1220 |
|------------------|-------|

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 | 17979 kWh per year |
|---------------|--------------------|

| | |
|---------------|-------------------|
| Water heating | 3593 kWh per year |
|---------------|-------------------|

Potential energy savings by installing insulation

| Type of insulation | Amount of energy saved |
|--------------------|------------------------|
|--------------------|------------------------|

| | |
|------------------------|-------------------|
| Loft insulation | 3148 kWh per year |
|------------------------|-------------------|

| | |
|-------------------------------|-------------------|
| Cavity wall insulation | 4597 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 | Matt De Bono |
| Telephone | 07732897016 |
| Email | matt@avasmenergy.co.uk |

Accreditation scheme contact details

| | |
|----------------------|--|
| Accreditation scheme | ECMK |
| Assessor ID | ECMK301855 |
| Telephone | 0333 123 1418 |
| Email | info@ecmk.co.uk |

Assessment details

| | |
|------------------------|-----------------------|
| Assessor's declaration | No related party |
| Date of assessment | 16 March 2017 |
| Date of certificate | 19 March 2017 |
| Type of assessment | RdSAP |
