

Energy performance certificate (EPC)

276a Preston Road HARROW HA3 0QA	Energy rating C	Valid until: 17 October 2034
		Certificate number: 2390-0049-0622-8491-3043

roperty type	Mid-floor flat
otal floor area	58 square metres

Rules on letting this property

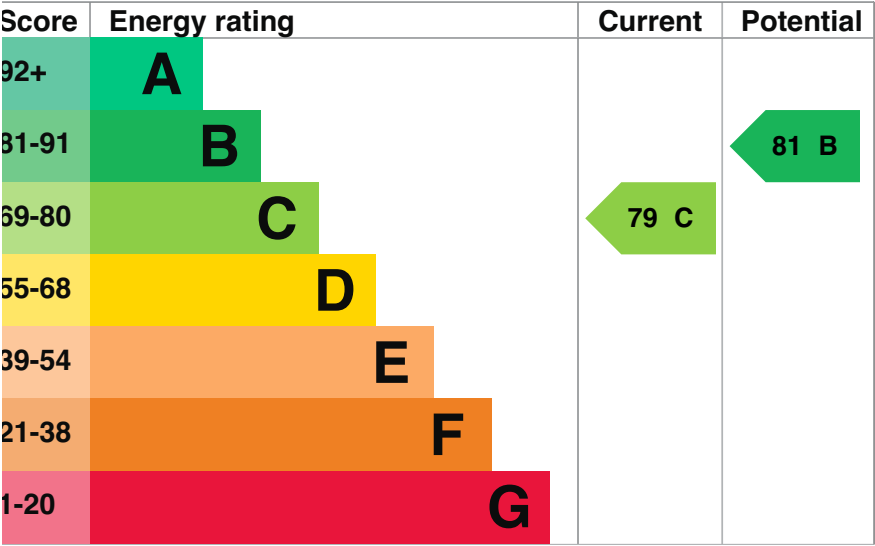
roperties can be let if they have an energy rating from A to E.

ou 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).

Energy rating and score

is property's energy rating is C. It has the potential to be B.

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



he graph shows this property's current and potential energy rating.

roperties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

or properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property’s energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property’s age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 78% of fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 129 kilowatt hours per square metre (kWh/m²).

[About primary energy use](#)

Additional information

Additional information about this property:

- Cavity fill is recommended

How this affects your energy bills

An average household would need to spend **£530 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £54 per year** if you complete the suggested steps for improving this property’s energy rating.

This is **based on average costs in 2024** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting

Heating this property

Estimated energy needed in this property is:

- 2,446 kWh per year for heating
- 1,835 kWh per year for hot water

Impact on the environment

his property's environmental impact rating is B. It has the potential to be B.

roperties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

arbon emissions

an average household produces	6 tonnes of CO
his property produces	1.3 tonnes of CO
his property's potential production	1.1 tonnes of CO

ou could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

hese ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Steps you could take to save energy

[Do I need to follow these steps in order?](#)

Step 1: Cavity wall insulation

Typical installation cost	£500 - £1,500
Typical yearly saving	£5
Potential rating after completing step 1	81 B

Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

More ways to save energy

[Find ways to save energy in your home](#)

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Aaron Khatri
Telephone	07386714904
Email	aaronpk775@gmail.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/030095
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	14 October 2024

ate of certificate

18 October 2024

ype of assessment

► [RdSAP](#)

Other certificates for this property

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](tel:02038290748) (Monday to Friday, 9am to 5pm).

ertificate number

[8424-7220-2429-4962-8922 \(/energy-certificate/8424-7220-2429-4962-8922\)](#)

alid until

22 October 2024

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5) [Service performance \(/service-performance\)](#)

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