

Energy performance certificate (EPC)

46, Arbour Square LONDON E1 0PS	Energy rating F	Valid until: 27 October 2024
		Certificate number: 9688-2004-7208-2364-9914

Property type: Mid-terrace house

Total floor area: 97 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 let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	30 F	
1-20	G		

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

Properties 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.

For 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	Solid brick, as built, no insulation (assumed)	Poor
Roof	Pitched, insulated at rafters	Poor
Roof	Flat, no insulation (assumed)	Very poor
Window	Single glazed	Very poor
Main heating	Room heaters, electric	Very poor
Main heating control	Appliance thermostats	Good
Hot water	Gas multipoint	Average
Lighting	No low energy lighting	Very poor
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 370 kilowatt hours per square metre (kWh/m²).

▶ [About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£1,867 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 £1,346 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2014** 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:

- 10,628 kWh per year for heating
- 1,637 kWh per year for hot water

Impact on the environment

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

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

Carbon emissions

An average household produces

6 tonnes of CO₂

This property produces	6.4 tonnes of CO2
This property's potential production	0.9 tonnes of CO2

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

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

Changes you could make

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

Step 1: Internal or external wall insulation

Typical installation cost	£4,000 - £14,000
Typical yearly saving	£388
Potential rating after completing step 1	42 E

Step 2: Floor insulation

Typical installation cost	£800 - £1,200
Typical yearly saving	£69
Potential rating after completing steps 1 and 2	44 E

Step 3: Draught proofing

Typical installation cost	£80 - £120
Typical yearly saving	£77
Potential rating after completing steps 1 to 3	47 E

Step 4: Low energy lighting

Typical installation cost	£45
Typical yearly saving	£34
Potential rating after completing steps 1 to 4	49 E

Step 5: Gas condensing boiler

Typical installation cost	£3,000 - £7,000
Typical yearly saving	£660
Potential rating after completing steps 1 to 5	75 C

Step 6: Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£31

Potential rating after completing steps 1 to 6

76 C

Step 7: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost

£3,300 - £6,500

Typical yearly saving

£86

Potential rating after completing steps 1 to 7

80 C

Step 8: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£9,000 - £14,000

Typical yearly saving

£258

Potential rating after completing steps 1 to 8

89 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

James O'Callaghan

Telephone

01375 891 553

Email

info@southviewsurveyors.co.uk

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/008550

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	18 August 2014
Date of certificate	28 October 2014
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 dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number	0221-2868-7080-9994-0461 (/energy-certificate/0221-2868-7080-9994-0461)
Valid until	18 August 2024

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