Energy performance certificate (EPC)			
Horizon P2580003 Third Floor Flat 14-16 Pont Street	Energy rating	Valid until: 6 July 2033	
London SW1X 9EN		Certificate number: 2100-4848-0622-3006-3373	
Property type		Top-floor flat	
Total floor area		44 square metres	

Rules on letting this property

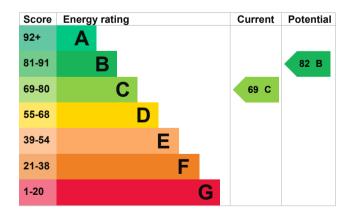
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlordguidance).

Energy rating and score

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

See how to improve this property's energy efficiency.



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)	Very poor
Roof	Pitched, 150 mm loft insulation	Good
Window	Partial secondary glazing	Poor
Main heating	Electric storage heaters	Average
Main heating control	Controls for high heat retention storage heaters	Good
Hot water	Electric immersion, off-peak	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	(another dwelling below)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 396 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£979 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 £435 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- 3,979 kWh per year for heating
- 1,544 kWh per year for hot water

This property produces

Impact on the environment

This property's current environmental impact	
rating is E. It has the potential to be C.	This property's potential production
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they	
produce each year. CO2 harms the environment.	You could improve this pro

Carbon emissions

An average household	6 tonnes of CO2
produces	

1.5 tonnes of CO2

3.0 tonnes of CO2

operty'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

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£41
2. Internal or external wall insulation	£4,000 - £14,000	£299
3. Heat recovery system for mixer showers	£585 - £725	£37
4. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£58

Help paying for energy improvements

You might be able to get a grant from the Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgradescheme). 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 by visiting <u>www.gov.uk/improve-energy-efficiency</u>.

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
Telephone
Email

Panos Papasavva 07960744350 ppano@hotmail.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 Assessor's ID Telephone Email Elmhurst Energy Systems Ltd EES/019516 01455 883 250 <u>enquiries@elmhurstenergy.co.uk</u>

About this assessment

Assessor's declaration Date of assessment Date of certificate Type of assessment No related party 4 July 2023 7 July 2023 RdSAP