

Energy performance certificate (EPC)

36 MILL PLAT AVENUE ISLEWORTH TW7 6RD		Energy rating D	Valid until: 2 October 2030
			Certificate number: 7510-0121-7000-0580-2276
Property type	Mid-terrace house		
Total floor area	98 square metres		

Rules on letting this property

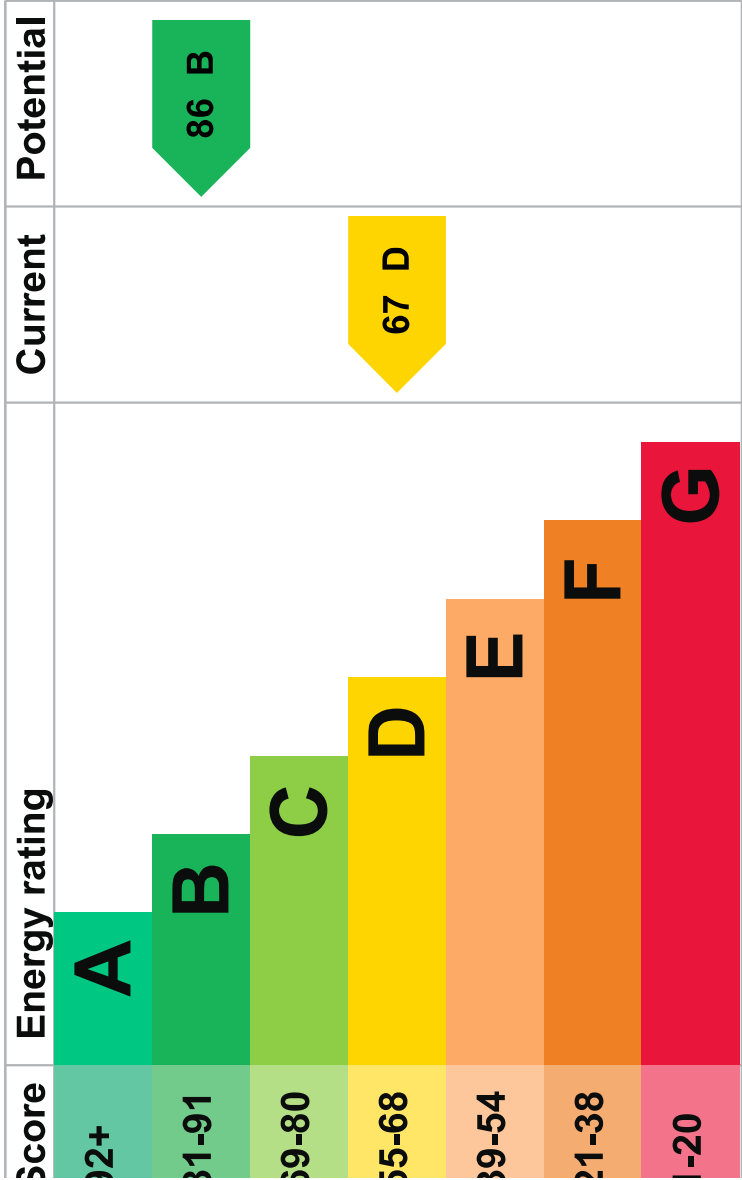
Properties can be let if they have an energy rating from A to E.

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

Energy rating and score

This property's energy rating is D. 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.

Summed 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, 100 mm loft insulation	Average
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average

Feature	Description	Rating
Hot water	From main system	Good
Lighting	Low energy lighting in 71% of fixed outlets	Very good
Door	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 205 kilowatt hours per square metre (kWh/m2).

[About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£803 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 £251 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2020** 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:

- 11,120 kWh per year for heating
- 2,170 kWh per year for hot water

Impact on the environment

This is property's environmental impact rating is D. 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

3.6 tonnes of CO2

his property's potential production	1.3 tonnes of CC
u could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment. ese ratings are based on assumptions about average occupancy and energy use. People living at the property may use differen ounts of energy.	

Steps you could take to save energy

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

Step 1: Internal wall insulation		
Typical installation cost	£4,000 - £14,000	
Typical yearly saving	£100 - £200	
Potential rating after completing step 1		73 C
Step 2: Floor insulation (suspended floor)		
Typical installation cost	£800 - £1,200	
Typical yearly saving	£20 - £40	
Potential rating after completing steps 1 and 2		75 C
Step 3: Low energy lighting		
Typical installation cost	£20 - £50	
Typical yearly saving	£5 - £10	
Potential rating after completing steps 1 to 3		76 C
Step 4: Solar water heating		
Typical installation cost	£4,000 - £6,000	
Typical yearly saving	£20 - £40	
Potential rating after completing steps 1 to 4		77 C

Step 5: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£3,500 - £5,500
Typical yearly saving	£300
Potential rating after completing steps to 5	86 B

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates](#)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

Free energy saving improvements: [Warm Homes Local Grant \(WHLG\)](#)

Heat pumps and biomass boilers: [Boiler Upgrade Scheme](#)

Help from your energy supplier: [Energy Company Obligation](#)

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	Muhammad Shafi
Telephone	02033978220
Email	support@epconline.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	Stroma Certification Ltd
Assessor's ID	STRO032100

Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	30 September 2020
Date of certificate	3 October 2020
Type 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 rdq.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number	2178-4075-6237-7240-1990 (/energy-certificate/2178-4075-6237-7240-1990)
Expired on	23 March 2020



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