

Energy performance certificate (EPC)

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95 Calabria Road LONDON N5 1HX		Energy rating C
Valid until 19 July 2034	Certificate number 2706-3010-4203-4214-8200	

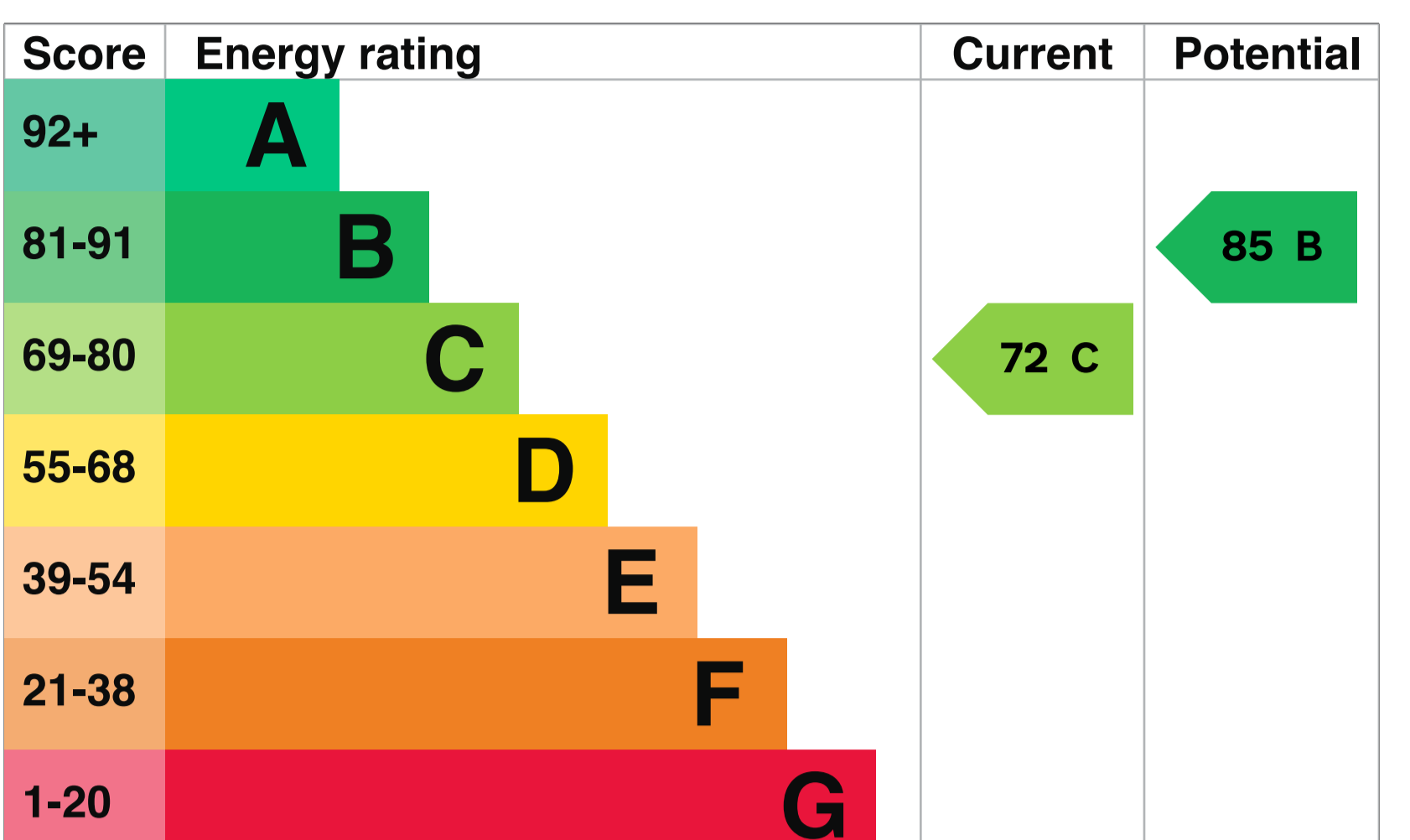
Property type	Mid-terrace house
Total floor area	153 square metres

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](#).

Energy rating and score

This property's 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 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
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 300 mm loft insulation	Very good
Roof	Flat, insulated	Good
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 all fixed outlets	Very good
Floor	Suspended, insulated	N/A
Floor	Solid, insulated (assumed)	N/A
Secondary heating	None	N/A

Primary energy use
The primary energy use for this property per year is 155 kilowatt hours per square metre (kWh/m²).
[About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£1,607 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 £401 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:

- 12,823 kWh per year for heating
- 2,882 kWh per year for hot water

Impact on the environment

This 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 CO ₂
This property produces	4.2 tonnes of CO ₂
This property's potential production	2.0 tonnes of CO ₂

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	£314
Potential rating after completing step 1	77 C
- Step 2: Solar water heating**

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£87
Potential rating after completing steps 1 and 2	78 C
- Step 3: Solar photovoltaic panels, 2.5 kWp**

Typical installation cost	£3,500 - £5,500
Typical yearly saving	£515
Potential rating after completing steps 1 to 3	85 B

Help paying for energy improvements
You might be able to get a grant from the [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	Alex Raine
Telephone	07930338295
Email	info@homesellerspacks.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/020456
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	20 July 2024
Date of certificate	20 July 2024
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 duhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number	9340-2616-4100-2829-3085
Valid until	25 October 2031

Certificate number	0928-6074-6247-8649-4930
Expired on	2 March 2021