

# Energy performance certificate (EPC)

|                                               |                        |                     |                          |
|-----------------------------------------------|------------------------|---------------------|--------------------------|
| Flat 5<br>26 Priory Road<br>LONDON<br>NW6 4SH | Energy rating<br><br>C | Valid until:        | 10 February 2036         |
|                                               |                        | Certificate number: | 0924-0200-7406-0006-5000 |

|                  |                  |
|------------------|------------------|
| Property type    | Mid-floor flat   |
| Total floor area | 36 square metres |

## Rules on letting this property

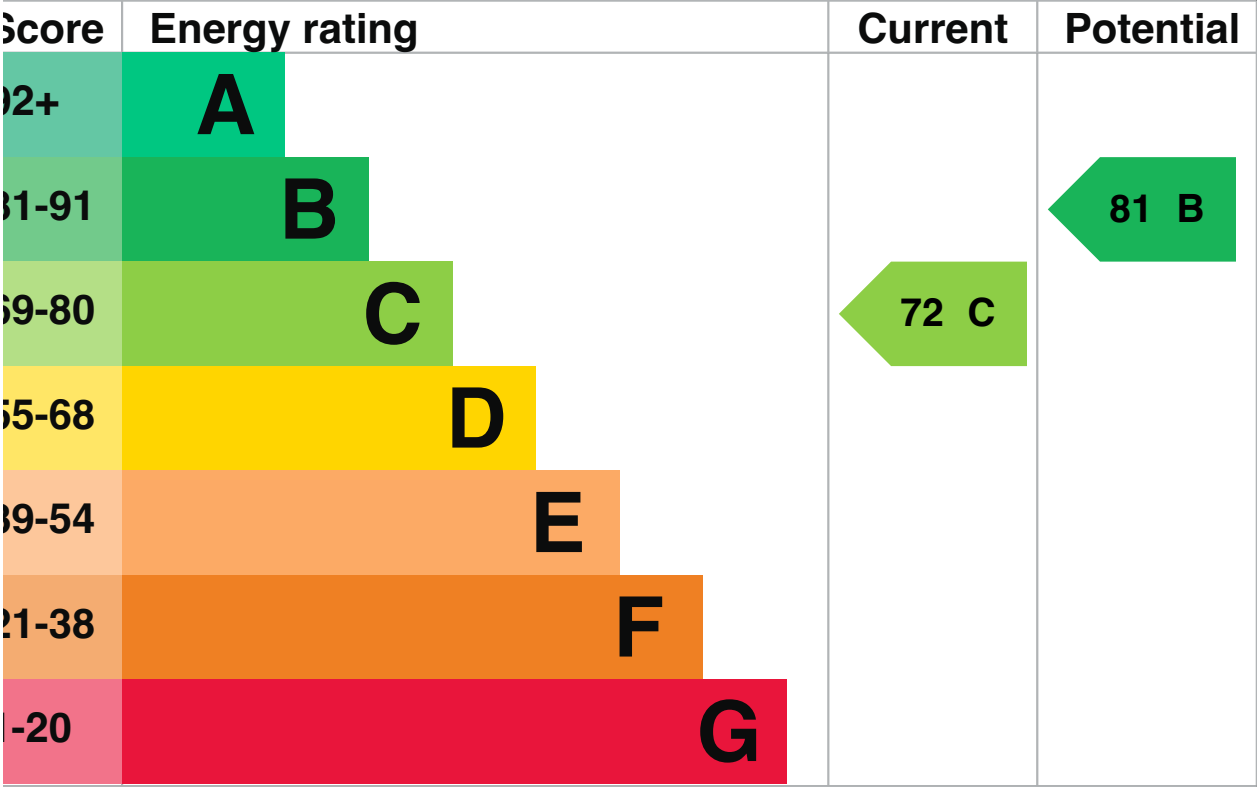
Properties can be let if they have an energy rating from A to E.

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 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 |
| Window  | Single glazed                                  | Very poor |

|                     |                                 |           |
|---------------------|---------------------------------|-----------|
| ain heating         | Boiler and radiators, mains gas | Good      |
| ain heating control | Programmer, no room thermostat  | Very poor |
| ot water            | From main system                | Good      |
| ighting             | Excellent lighting efficiency   | Very good |
| of                  | (another dwelling above)        | N/A       |
| oor                 | (another dwelling below)        | N/A       |
| ightness            | (not tested)                    | N/A       |
| ondary heating      | None                            | N/A       |

## Primary energy use

The primary energy use for this property per year is 202 kilowatt hours per square metre (kWh/m<sup>2</sup>).

[About primary energy use](#)

## Smart meters

This property had **no smart meters** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out how to get a smart meter \(https://www.smartenergygb.org/\)](https://www.smartenergygb.org/)

## How this affects your energy bills

An average household would need to spend **£575 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 £216 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2026** 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:

- 3,258 kWh per year for heating
- 1,769 kWh per year for hot water

# mpact on the environment

is property’s environmental impact rating is C. 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

|                                     |                  |
|-------------------------------------|------------------|
| n average household produces        | 6 tonnes of CC   |
| his property produces               | 1.3 tonnes of CC |
| his property’s potential production | 0.6 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  
ferent amounts 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 £7,500 - £11,000

Typical yearly saving £900

Potential rating after completing step 1



## Step 2: Draught proofing

Typical installation cost £150 - £250

Typical yearly saving £100

Potential rating after completing steps 1 and 2



## Step 3: Heating controls (room thermostat and TRVs)

Typical installation cost £220 - £250

Typical yearly saving £300

Potential rating after completing steps 1 to 3



## Step 4: Double glazed windows

Replace single glazed windows with low-E double glazed windows

**Typical installation cost**

£4,500 - £6,000

**Typical yearly saving**

£700

**Potential rating after completing steps to 4**

## 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:

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

# 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**

K M Zahidur Rahman

**Telephone**

07872310742

**Email**[zahid\\_rahman96@yahoo.co.uk](mailto:zahid_rahman96@yahoo.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**

Quidos Limited

**Assessor's ID**

QUID210322

|           |                                                          |
|-----------|----------------------------------------------------------|
| Telephone | 01225 667 570                                            |
| Email     | <a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a> |

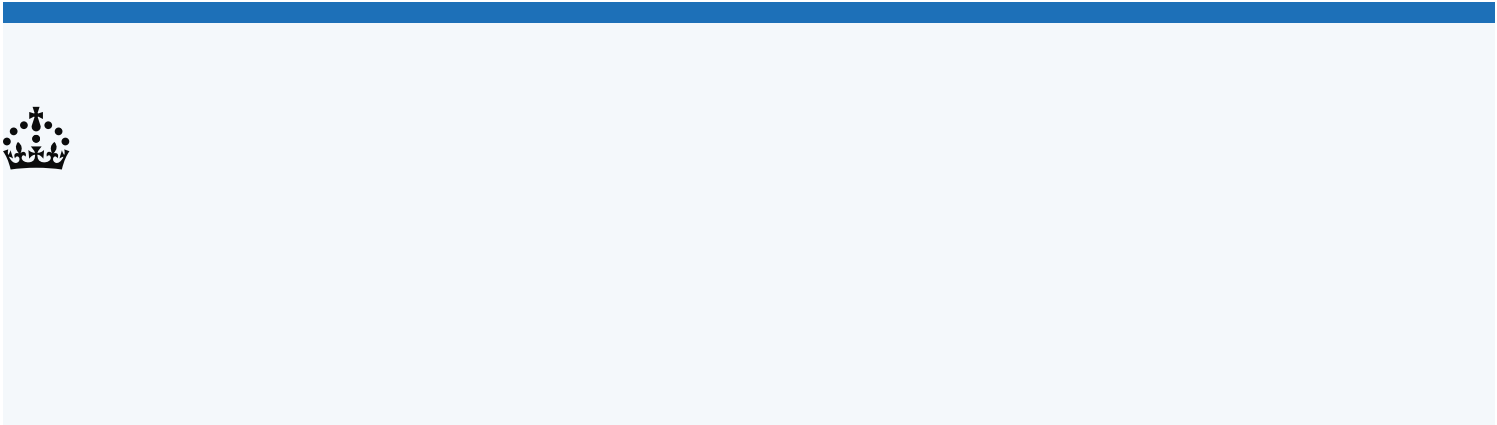
About this assessment

|                        |                         |
|------------------------|-------------------------|
| Assessor's declaration | No related party        |
| Date of assessment     | 10 February 2026        |
| Date of certificate    | 11 February 2026        |
| Type of assessment     | <a href="#">▶ RdSAP</a> |

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 [clg.digital-services@communities.gov.uk](mailto:clg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

|                    |                                                                                         |
|--------------------|-----------------------------------------------------------------------------------------|
| Certificate number | <a href="#">8197-7964-3029-2727-4953 (/energy-certificate/8197-7964-3029-2727-4953)</a> |
| Expired on         | 9 December 2025                                                                         |



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

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5)

[Service performance \(/service-performance\)](#)

## OGI

All content is available under the [Open Government Licence v3.0 \(https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/\)](#), except where otherwise stated



© Crown copyright (<https://www.nationalarchives.gov.uk/information-management/re-using-public-sector-information/uk-government-licensing-framework/crown-copyright/>)