

Energy performance certificate (EPC)

28 Moorhurst Avenue Goffs Oak WALTHAM CROSS EN7 5LE	Energy rating C	Valid until: 4 October 2036
		Certificate number: 0553-3967-1200-0606-1200

Property type	Semi-detached house
Total floor area	94 square metres

Rules on letting this property

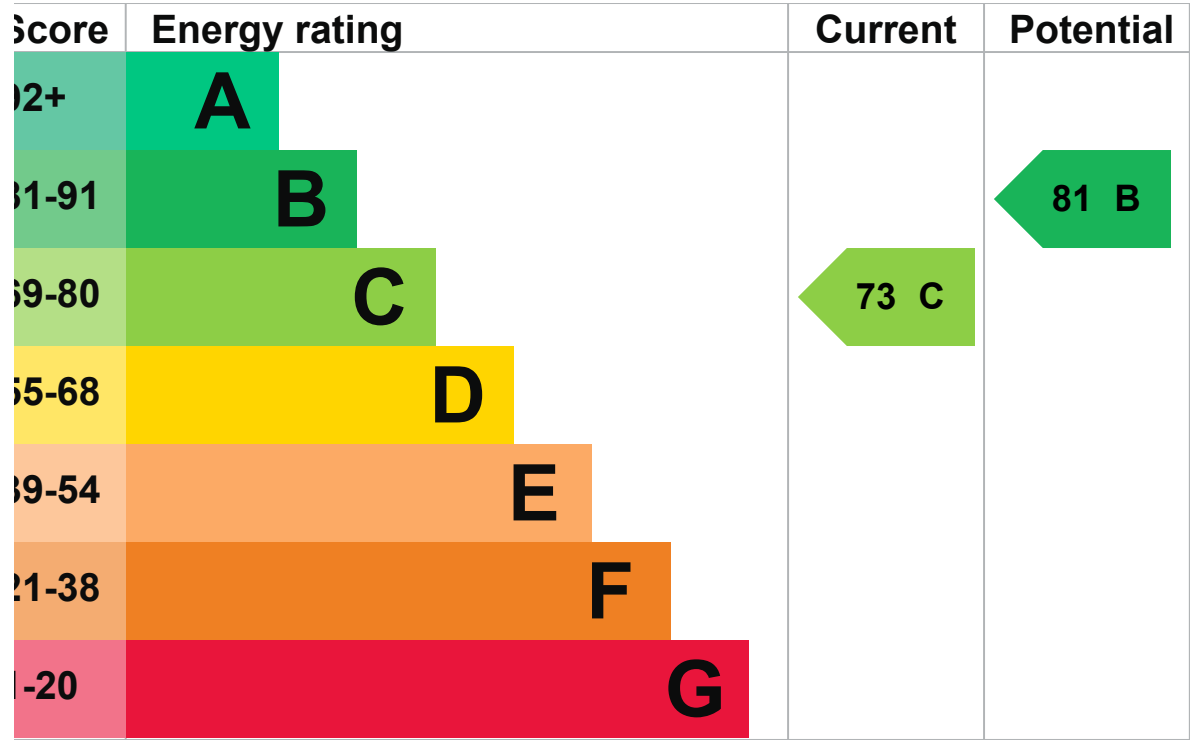
Properties can be let if they have an energy rating from A to E.

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	Cavity wall, as built, partial insulation (assumed)	Average
Roof	Roof room(s), limited insulation (assumed)	Average
Window	Fully double glazed	Poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good

Feature	Description	Rating
Hot water	From main system	Good
Lighting	Good lighting efficiency	Good
Walls	Solid, no insulation (assumed)	N/A
Window tightness	(not tested)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 163 kilowatt hours per square metre (kWh/m²).

[About primary energy use](#)

Additional information

Additional information about this property:

- Cavity fill is recommended

Smart meters

This property had a **smart meter for electricity** 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 about using your smart meter \(https://www.smartenergygb.org/using-your-smart-meter\)](https://www.smartenergygb.org/using-your-smart-meter)

How this affects your energy bills

An average household would need to spend **£1,034 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 £167 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:

- 8,116 kWh per year for heating
- 2,677 kWh per year for hot water

mpact on the environment

is property’s environmental impact rating is C. It has the potential to be C.

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	2.8 tonnes of CC
his property’s potential production	2.1 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: Cavity wall insulation

Typical installation cost £900 - £1,500

Typical yearly saving £100

Potential rating after completing step 1

75 C

Step 2: Floor insulation (solid floor)

Typical installation cost £5,000 - £10,000

Typical yearly saving £600

Potential rating after completing steps 1 and 2

77 C

Step 3: Solar photovoltaic panels, 2.5 kWp

Typical installation cost £8,000 - £10,000

Typical yearly saving £200

Potential rating after completing steps 1 to 3

81 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:

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	Clifford Maddin
Telephone	07973283259
Email	epc4u@live.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/015793
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	5 October 2026
Date of certificate	5 October 2026
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 ecldg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

ertificate number[8209-9460-6829-4497-0253 \(/energy-certificate/8209-9460-6829-4497-0253\)](/energy-certificate/8209-9460-6829-4497-0253)**xpired on**

17 February 2025

ertificate number[8707-7425-0460-9894-2992 \(/energy-certificate/8707-7425-0460-9894-2992\)](/energy-certificate/8707-7425-0460-9894-2992)**xpired on**

15 May 2023

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