

Energy performance certificate (EPC)

46 Ottawa Court BROXBOURNE EN10 6FL	Energy rating C	Valid until:	25 June 2035
		Certificate number:	2761-3052-9206-8135-1200

Property type	Mid-floor flat
Total floor area	57 square metres

Rules on letting this property

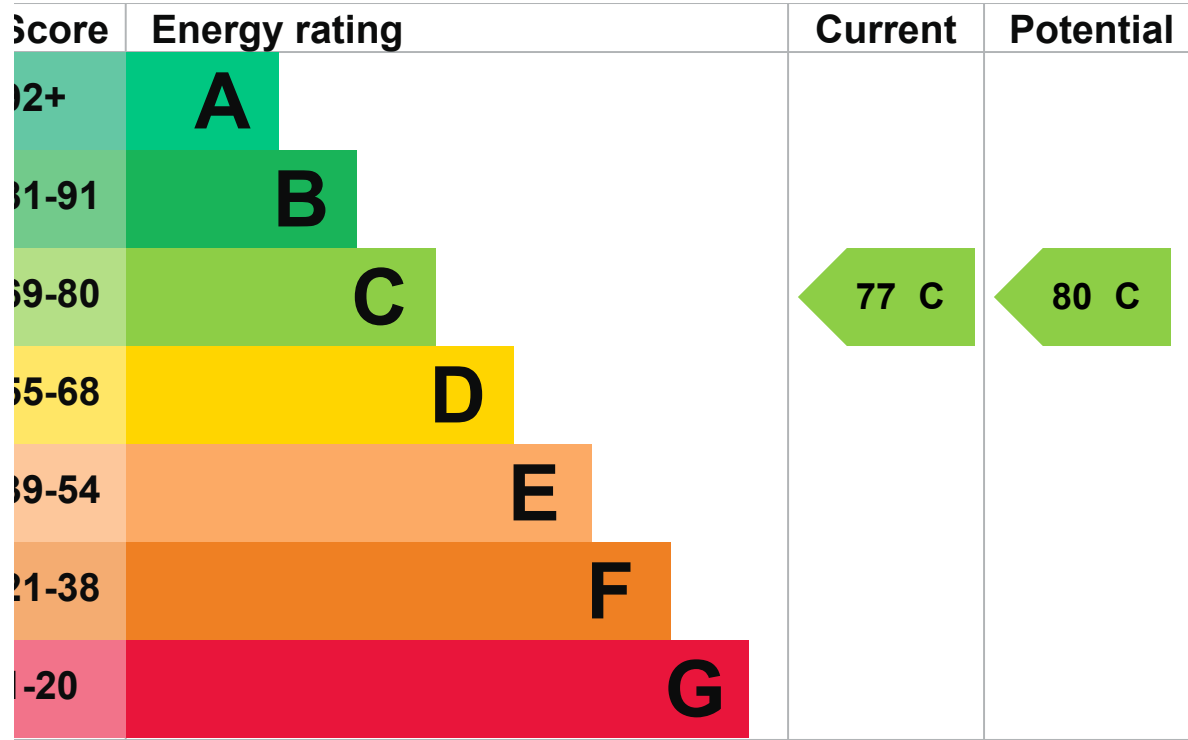
Properties can be let if they have an energy rating from A to E.

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 C.

[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, insulated (assumed)	Good
Window	Fully double glazed	Poor
Main heating	Electric storage heaters	Average
Main heating control	Manual charge control	Poor
Hot water	Electric immersion, off-peak	Poor

Feature	Description	Rating
Lighting	Good lighting efficiency	Good
Comparison of	(another dwelling above)	N/A
Comparison of	(another dwelling below)	N/A
Airtightness	(not tested)	N/A
Secondary heating	Portable electric heaters (assumed)	N/A

Primary energy use

The primary energy use for this property per year is 89 kilowatt hours per square metre (kWh/m²).

[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 **£766 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 £293 per year** if you complete the suggested steps for improving this property's energy rating.

This is based on **average costs in 2025** 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:

- 1,149 kWh per year for heating
- 2,040 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is A.

Carbon emissions

an average household produces	6 tonnes of CO2
this property produces	0.5 tonnes of CO2
this property's potential production	0.8 tonnes of CO2

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Steps you could take to save energy

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

Step 1: Hot water cylinder insulation

Install additional 80 mm jacket to hot water cylinder

Typical installation cost	£20 - £40
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Typical yearly saving	£40
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Potential rating after completing step 1	79 C
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Step 2: Change heating to gas condensing boiler

Typical installation cost	£3,500 - £10,000
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Typical yearly saving	£250
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Potential rating after completing steps 1 and 2	80 C
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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
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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

26 June 2025

Date of certificate

26 June 2025

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).

Certificate number

[7808-3010-6229-6094-6984 \(/energy-certificate/7808-3010-6229-6094-6984\)](#)

Expired on

31 October 2023

Certificate number

[0168-3910-6229-6791-6080 \(/energy-certificate/0168-3910-6229-6791-6080\)](#)

Expired on

5 November 2019



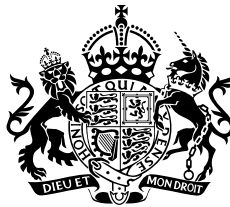
[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

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

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

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