

Energy performance certificate (EPC)

137, Smarts Green Cheshunt WALTHAM CROSS EN7 6BD	Energy rating C	Valid until: 23 July 2029
		Certificate number: 8241-7823-2050-0294-4922

Property type	Mid-terrace house
Total floor area	87 square metres

Rules on letting this property

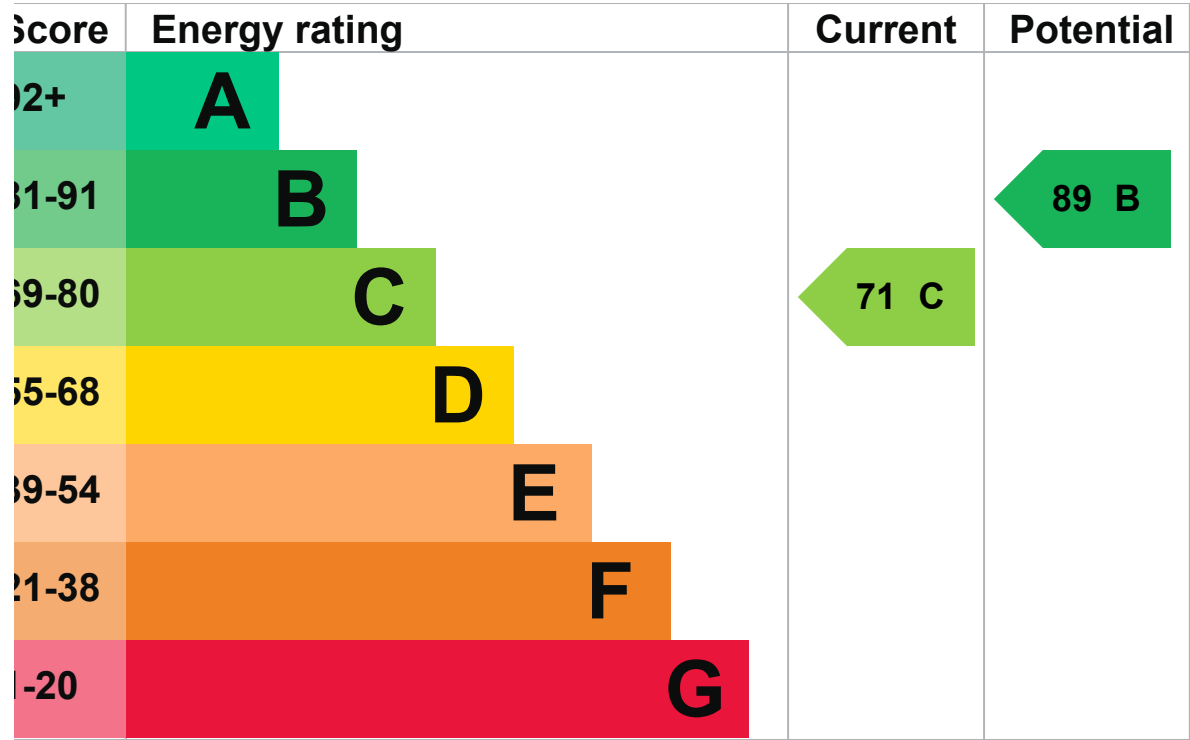
Properties can be let if they have an energy rating from A to E.

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
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 100 mm loft insulation	Average
Roof	Flat, insulated (assumed)	Average
Window	Fully double glazed	Average

Feature	Description	Rating
Heating	Boiler and radiators, mains gas	Good
Heating control	Programmer, no room thermostat	Very poor
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Walls	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 195 kilowatt hours per square metre (kWh/m²).

[About primary energy use](#)

Additional information

Additional information about this property:

- Cavity fill is recommended

How this affects your energy bills

An average household would need to spend **£676 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 £199 per year** if you complete the suggested steps for improving this property's energy rating.

This is based on **average costs in 2019** 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:

- 7,089 kWh per year for heating
- 2,163 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	3.0 tonnes of CO ₂
this property's potential production	0.9 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.

Steps you could take to save energy

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

Step 1: Increase loft insulation to 270 mm

Typical installation cost £100 - £350

Typical yearly saving £20 - £30

Potential rating after completing step 1 

Step 2: Cavity wall insulation

Typical installation cost £500 - £1,500

Typical yearly saving £30 - £45

Potential rating after completing steps 1 and 2 

Step 3: Heating controls (room thermostat and TRVs)

Typical installation cost £350 - £450

Typical yearly saving £60 - £80

Potential rating after completing steps 1 to 3 

Step 4: Replace boiler with new condensing boiler

Typical installation cost £2,200 - £3,000

Typical yearly saving £400 - £500

Potential rating after completing steps 1 to 4 

Step 5: Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£300

Potential rating after completing steps to 5

79 C

Step 6: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£370

Potential rating after completing steps to 6

89 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	Stroma Certification Ltd
Assessor's ID	STRO024422
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	24 July 2019
Date of certificate	24 July 2019
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 ecdg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.



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



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