

# Energy performance certificate (EPC)

96 MAGPIE CLOSE ENFIELD EN1 4JD	Energy rating <b>D</b>	Valid until:	11 February 2031
		Certificate number:	9900-6749-4202-0192-0202

Property type	Ground-floor flat
Total floor area	30 square metres

## Rules on letting this property

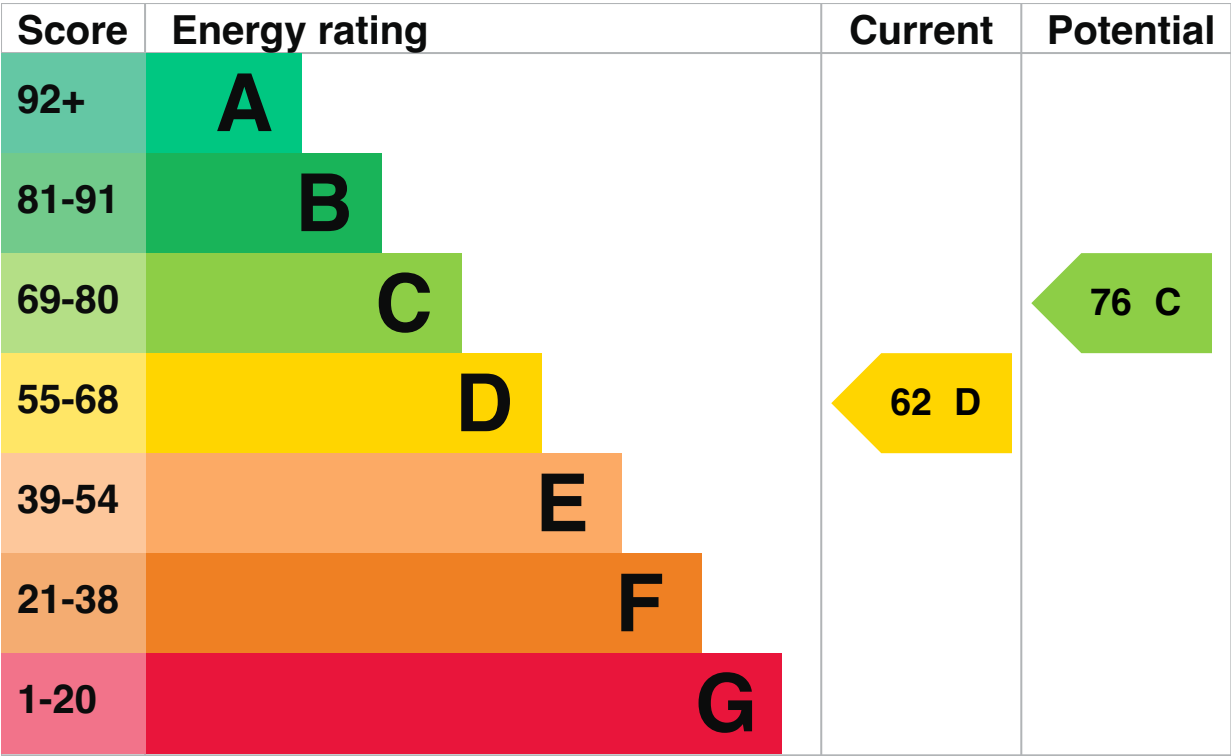
Properties can be let if they have an energy rating from A to E.

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 D. 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	Single glazed	Very poor
Main heating	Electric storage heaters	Average
Main heating control	Manual charge control	Poor

Feature	Description	Rating
Hot water	Electric immersion, off-peak	Very poor
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

## Primary energy use

The primary energy use for this property per year is 508 kilowatt hours per square metre (kWh/m<sup>2</sup>).

► [About primary energy use](#)

## How this affects your energy bills

An average household would need to spend **£631 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 £333 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2021** 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:

- 3,154 kWh per year for heating
- 1,620 kWh per year for hot water

## Impact on the environment

This property's environmental impact rating is E. It has the potential to be B.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year.

## Carbon emissions

**An average household produces**

**6 tonnes of CO<sub>2</sub>**

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<b>This property produces</b>	<b>2.6 tonnes of CO2</b>
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<b>This property's potential production</b>	<b>1.0 tonnes of CO2</b>
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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: Floor insulation (suspended floor)

Typical installation cost £800 - £1,200

Typical yearly saving £74

Potential rating after completing step 1

66 D

## Step 2: Hot water cylinder insulation

Add additional 80 mm jacket to hot water cylinder

Typical installation cost £15 - £30

Typical yearly saving £27

Potential rating after completing steps 1 and 2

68 D

## Step 3: Draught proofing

Typical installation cost £80 - £120

Typical yearly saving £9

Potential rating after completing steps 1 to 3

68 D

## Step 4: Change heating to gas condensing boiler

Typical installation cost £3,000 - £7,000

Typical yearly saving £187

## Potential rating after completing steps 1 to 4

**74 C**

## Step 5: Double glazed windows

Replace single glazed windows with low-E double glazed windows

**Typical installation cost**

£3,300 - £6,500

**Typical yearly saving**

£36

## Potential rating after completing steps 1 to 5

**76 C**

## 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:

- Free energy saving improvements: [Home Upgrade Grant](#)
- Insulation: [Great British Insulation Scheme](#)
- Heat pumps and biomass boilers: [Boiler Upgrade Scheme](#)
- Help from your energy supplier: [Energy Company Obligation](#)

## 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**

Desmond McCarthy

**Telephone**

07547 697 680

**Email**

[djm73@gmx.co.uk](mailto:djm73@gmx.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	QUID204200
Telephone	01225 667 570
Email	<a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a>

## About this assessment

Assessor's declaration	Employed by the professional dealing with the property transaction
Date of assessment	11 February 2021
Date of certificate	12 February 2021
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 [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

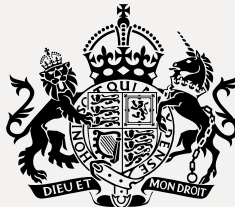
Certificate number	<a href="#">0685-2835-6125-9899-4811 (/energy-certificate/0685-2835-6125-9899-4811)</a>
Expired on	14 February 2021

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

**OGI**

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