

# Energy performance certificate (EPC)

**!** This certificate has expired.

Flat 12, Ham Court 2 Thomas Drive ROMFORD RM2 6GN	Energy rating	This certificate expired on:	27 May 2018
	<b>B</b>	Certificate number:	8348-6925-4310-5758-3026

Total floor area

Not recorded

## 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 B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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
Walls	SAP05:Walls	N/A
Roof	SAP05:Roof	N/A
Floor	SAP05:Floor	N/A
Windows	SAP05:Windows	N/A
Main heating	SAP05:Main-Heating	N/A
Main heating control	SAP05:Main-Heating-Controls	N/A
Secondary heating	SAP05:Secondary-Heating	N/A
Hot water	SAP05:Hot-Water	N/A
Lighting	SAP05:Lighting	N/A
Air tightness	SAP05:Air-Tightness	N/A

## Primary energy use

The primary energy use for this property per year is 142 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 **£290 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 £12 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2008** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

## Impact on the environment

This property's environmental impact rating is B. 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

<b>An average household produces</b>	6 tonnes of CO <sub>2</sub>
<b>This property produces</b>	1.4 tonnes of CO <sub>2</sub>
<b>This property's potential production</b>	1.4 tonnes of CO <sub>2</sub>

You could improve this property's CO<sub>2</sub> 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:

Replacement of traditional light bulbs with energy saving recommended ones will reduce lighting costs over the lifetime of the bulb, and they last up to 12 times longer than ordinary light bulbs. Also consider selecting low energy fittings when redecorating; contact the Lighting Association for your nearest stockist of Domestic Energy Efficient Lighting Scheme fittings.

**Typical installation cost** Information unavailable

**Typical yearly saving** £11.69

**Potential rating after completing step 1**

83 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** Andrew Mitchell

**Telephone** 01908 442105

**Email** [info@sava.org.uk](mailto:info@sava.org.uk)

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

**Accreditation scheme** NHER

**Assessor's ID** NHER003515

**Telephone** 01455 883 250

**Email** [enquiries@elmhurstenergy.co.uk](mailto:enquiries@elmhurstenergy.co.uk)

### About this assessment

**Assessor's declaration** No assessor's declaration provided

**Date of assessment** 28 May 2008

**Date of certificate**

28 May 2008

**Type of assessment**▶ [SAP](#)

## 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).

There are no related certificates for this property.

[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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