

Energy performance certificate (EPC)

7 Westmont Court
Monmouth Road
LONDON
W2 4UU

Energy rating

D

Valid until:

11 October 2031

Certificate number:

0218-1259-8002-0790-2896

Property type

Basement flat

Total floor area

49 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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 80 C |
| 55-68 | D | 62 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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 | Solid brick, as built, insulated (assumed) | Good |
| Window | Single glazed | Very poor |
| Main heating | Room heaters, electric | Very poor |
| Main heating control | Appliance thermostats | Good |
| Hot water | Electric immersion, off-peak | Poor |
| Lighting | Low energy lighting in 89% of fixed outlets | Very good |
| Roof | (another dwelling above) | N/A |
| Floor | Solid, limited insulation (assumed) | N/A |
| Secondary heating | None | N/A |

Primary energy use

The primary energy use for this property per year is 307 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£709 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 £312 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:

- 2,550 kWh per year for heating
- 2,033 kWh per year for hot water

Impact on the environment

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

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 CO₂

This property produces 2.5 tonnes of CO₂

This property's potential production 2.0 tonnes of CO₂

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

| Step | Typical installation cost | Typical yearly saving |
|-------------------------------------------------------------------|---------------------------|-----------------------|
| 1. Increase hot water cylinder insulation | £15 - £30 | £29 |
| 2. Draught proofing | £80 - £120 | £16 |
| 3. High heat retention storage heaters | £800 - £1,200 | £178 |
| 4. Replace single glazed windows with low-E double glazed windows | £3,300 - £6,500 | £62 |
| 5. High performance external doors | £1,000 | £28 |

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Free energy saving improvements: [Home Upgrade Grant \(www.gov.uk/apply-home-upgrade-grant\)](https://www.gov.uk/apply-home-upgrade-grant)
- Insulation: [Great British Insulation Scheme \(www.gov.uk/apply-great-british-insulation-scheme\)](https://www.gov.uk/apply-great-british-insulation-scheme)
- Heat pumps and biomass boilers: [Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme)
- Help from your energy supplier: [Energy Company Obligation \(www.gov.uk/energy-company-obligation\)](https://www.gov.uk/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 | Salman Saifi |
| Telephone | 07790838643 |
| Email | swift_epc4london@yahoo.com |

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 | QUID207905 |
| Telephone | 01225 667 570 |
| Email | info@quidos.co.uk |

About this assessment

| | |
|------------------------|-----------------------|
| Assessor's declaration | No related party |
| Date of assessment | 12 October 2021 |
| Date of certificate | 12 October 2021 |
| Type of assessment | RdSAP |