

Energy performance certificate (EPC)

176 Masterman Road LONDON E6 3NP	Energy rating E	Valid until:	27 September 2033
		Certificate number:	2040-1401-9070-6604-3425

Property type	Mid-terrace house
Total floor area	104 square metres

Rules on letting this property

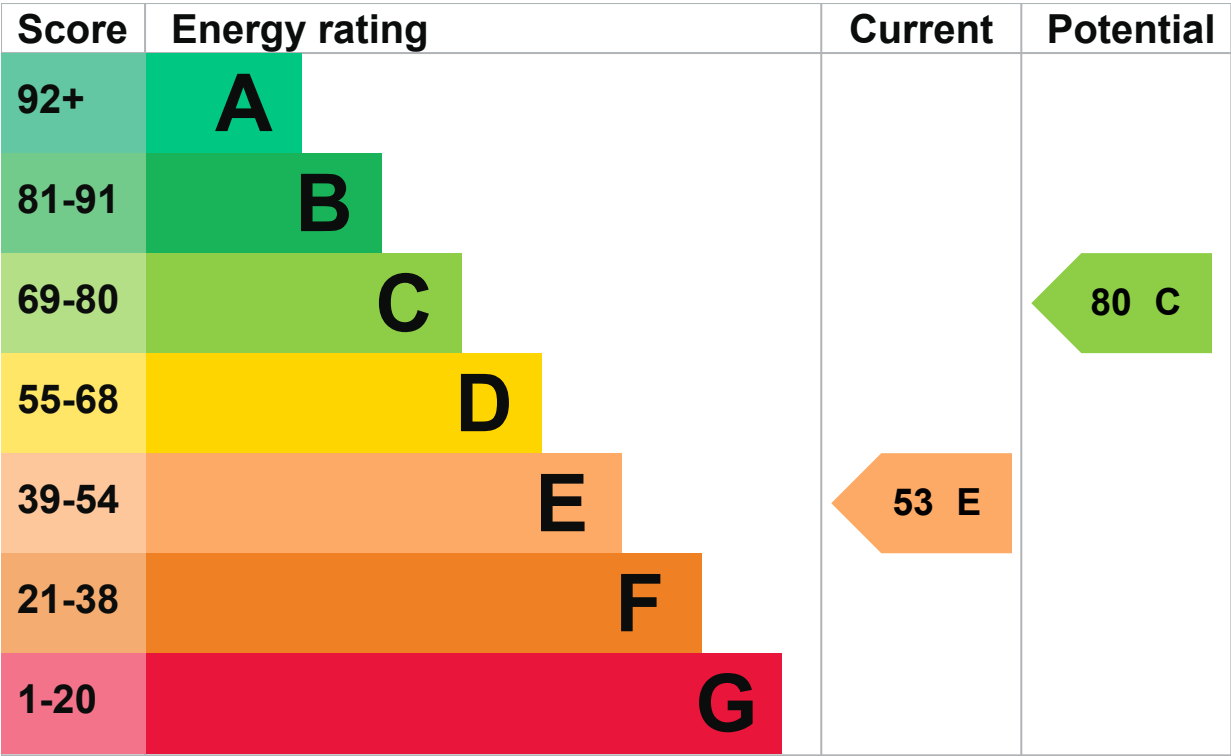
Properties can be let if they have an energy rating from A to E.

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 E. 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	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Roof room(s), no insulation (assumed)	Very poor
Roof	Flat, no insulation (assumed)	Very poor

Feature	Description	Rating
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	No low energy lighting	Very poor
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 293 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£2,755 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 £1,175 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- 16,406 kWh per year for heating
- 2,250 kWh per year for hot water

Impact on the environment

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

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
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This property produces	5.3 tonnes of CO2
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This property's potential production	2.0 tonnes of CO2
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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: Flat roof or sloping ceiling insulation

Typical installation cost	£850 - £1,500
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Typical yearly saving	£134
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Potential rating after completing step 1	56 D
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Step 2: Room-in-roof insulation

Typical installation cost	£1,500 - £2,700
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Typical yearly saving	£458
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Potential rating after completing steps 1 and 2	63 D
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Step 3: Internal or external wall insulation

Typical installation cost	£4,000 - £14,000
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Typical yearly saving	£357
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Potential rating after completing steps 1 to 3	68 D
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Step 4: Low energy lighting

Typical installation cost	£60
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Typical yearly saving	£131
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Potential rating after completing steps 1 to 4	70 C
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Step 5: Solar water heating

Typical installation cost	£4,000 - £6,000
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Typical yearly saving	£96
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Potential rating after completing steps 1 to 5
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71 C

Step 6: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£3,500 - £5,500
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Typical yearly saving	£666
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Potential rating after completing steps 1 to 6
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80 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:

- 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	Adam Levoir
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Telephone	0208 819 2166
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Email	adam@london-epc.co.uk
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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	QUID209812
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

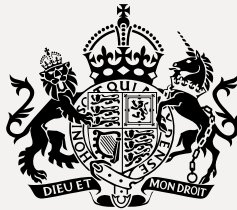
Assessor's declaration	No related party
Date of assessment	27 September 2023
Date of certificate	28 September 2023
Type of assessment	► RdSAP

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 mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number	0095-2881-6150-9102-9321 (/energy-certificate/0095-2881-6150-9102-9321)
Expired on	22 May 2022

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