

Cookies on Find an energy certificate

We use some essential cookies to make this service work.

We'd also like to use analytics cookies so we can understand how you use the service and make improvements.

[Accept analytics cookies](#)

[Reject analytics cookies](#)

[View cookies](#)



Find an energy certificate

Energy performance certificate (EPC)

Certificate contents

- [Rules on letting this property](#)
- [Energy rating and score](#)
- [Breakdown of property's energy performance](#)
- [How this affects your energy bills](#)
- [Impact on the environment](#)
- [Changes you could](#)

1 BEDFORD COURT
GRENA ROAD
RICHMOND
TW9 1XT

Energy rating

D

Valid until
2 May 2031

Certificate number
2100-7134-7090-5207-1225


Property type

Ground-floor flat

- make
- Who to contact about this certificate
- Other certificates for this property

Share this certificate

 Email

 Copy link to clipboard

 Print

Total floor area 41 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](#).

Energy rating and score

This property's current energy rating is D. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	57 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
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Wall	Solid brick, as built, no insulation (assumed)	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	Low energy lighting in 33% of fixed outlets	Average
Roof	(another dwelling above)	N/A
Floor	Solid, 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 360 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 **£658 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 £243 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:

- 5,313 kWh per year for heating
 - 2,383 kWh per year for hot water
-

Impact on the environment

This property's current environmental impact rating is D. 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. CO₂ harms the environment.

Carbon emissions

An average household produces	6 tonnes of CO2
This property produces	2.6 tonnes of CO2
This property's potential production	1.5 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.

Changes you could make

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


Step 1: Cavity wall insulation

Typical installation cost	£500 - £1,500
Typical yearly saving	£61
Potential rating after completing step 1	60 D

Step 2: Internal or external wall insulation

Typical installation cost £4,000 - £14,000

Typical yearly saving £47

Potential rating after completing steps 1 and 2  **64 D**

Step 3: Floor insulation (solid floor)

Typical installation cost £4,000 - £6,000


Typical yearly saving £68

Potential rating after completing steps 1 to 3  **68 D**

Step 4: Low energy lighting

Typical installation cost £20

Typical yearly saving £21

Potential rating after completing steps 1 to 4  **69 C**

Step 5: Replace boiler with new condensing boiler

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

Typical yearly saving £46

Potential rating after
completing steps
1 to 5

72 C

Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme](#). This will help you buy a more efficient, low carbon heating system for this property.

More ways to save energy

[Find ways to save energy in your home.](#)

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	Peter Hussey
Telephone	07774 729 258
Email	info@swiftaspect.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 Qidos Limited

Assessor's ID QUID200537

Telephone 01225 667 570

Email info@quidos.co.uk

About this assessment

Assessor's declaration No related party

Date of assessment 29 April 2021

Date of certificate 3 May 2021

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

Certificate number [8369-6722-9469-0378-9902](#)

Expired on 11 December 2021

[Help](#) [Accessibility](#) [Cookies](#) [Give feedback](#)

[Service performance](#)

OGI

All content is available under the [Open Government Licence v3.0](#),
except where otherwise stated



[© Crown copyright](#)