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# Energy performance certificate (EPC)

70 Headstone Lane HARROW HA2 6HW	Energy rating <b>D</b>	Valid until:	22 March 2036
		Certificate number:	2579-3060-8207-4726-4204

Property type: Semi-detached house

Total floor area: 107 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 B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 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	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 350 mm loft insulation	Very good
Roof	Pitched, no insulation	Very poor
Window	Fully double glazed	Poor

main heating	Boiler and radiators, mains gas	Good
main heating control	Programmer, room thermostat and TRVs	Good
hot water	From main system	Good
lighting	Excellent lighting efficiency	Very good
floor	Suspended, no insulation (assumed)	N/A
air tightness	(not tested)	N/A
secondary heating	None	N/A

## Primary energy use

The primary energy use for this property per year is 197 kilowatt hours per square metre (kWh/m<sup>2</sup>).

[About primary energy use](#)

## Smart meters

This property had **smart meters for gas and electricity** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out about using your smart meter \(https://www.smartenergygb.org/using-your-smart-meter\)](https://www.smartenergygb.org/using-your-smart-meter)

## How this affects your energy bills

The average household would need to spend **£1,397 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 £496 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2026** 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:

- 13,589 kWh per year for heating
- 2,441 kWh per year for hot water

# Impact on the environment

This property's 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.

## Carbon emissions

<b>An average household produces</b>	6 tonnes of CO <sub>2</sub>
<b>This property produces</b>	3.9 tonnes of CO <sub>2</sub>
<b>This property's potential production</b>	2.2 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: Flat roof or sloping ceiling insulation

Typical installation cost £900 - £1,200

Typical yearly saving £50

Potential rating after completing step **67 D**

## Step 2: Internal wall insulation

Typical installation cost £7,500 - £11,000

Typical yearly saving £350

Potential rating after completing steps 1 and 2 **75 C**

## Step 3: Floor insulation (suspended floor)

Typical installation cost £5,000 - £10,000

Typical yearly saving £80

Potential rating after completing steps 1 to 3 **77 C**

## Step 4: Solar photovoltaic panels, 2.5 kWp

Typical installation cost £8,000 - £10,000

Typical yearly saving £200

Potential rating after completing

Steps 1 to 4

81 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:

Free energy saving improvements: [Warm Homes Local Grant \(WHLG\)](#)

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

Alex Raine

Telephone

07930338295

Email

[info@homesellerspacks.co.uk](mailto:info@homesellerspacks.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

Elmhurst Energy Systems Ltd

Assessor's ID

EES/020456

Telephone

01455 883 250

Email

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

## About this assessment

**Assessor's declaration** No related party

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**Date of assessment** 23 March 2026

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**Date of certificate** 23 March 2026

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**Type of assessment** ▶ [RdSAP](#)

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## 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 [ecdg.digital-services@communities.gov.uk](mailto:ecdg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

**Certificate number** [2766-9310-6319-0172-9964 \(/energy-certificate/2766-9310-6319-0172-9964\)](/energy-certificate/2766-9310-6319-0172-9964)

**Valid until** 4 March 2036

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**Certificate number** [0298-7080-7224-4736-7960 \(/energy-certificate/0298-7080-7224-4736-7960\)](/energy-certificate/0298-7080-7224-4736-7960)

**Valid until** 2 April 2026

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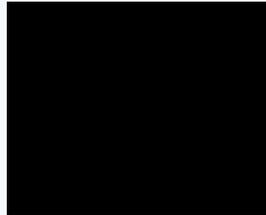
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## **OGL**

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