



Energy Performance Certificate (EPC)

Official Energy Efficiency Report

ENERGY PERFORMANCE CERTIFICATE

Property Address

4 Macaret Close, London, London
N20 9RA

Current Energy Rating



Score: 74

Potential Rating



Score: 91

Document Generated
25 February 2026

Certificate Valid Until
17 July 2030

Unit 14 Second Floor Clements Court, Clements Lane, Ilford, England, IG1 2QY

Company No: 12324007 | Data Controller: ZB239179

www.landregistry.co.uk

4 Macaret Close, London, London
N20 9RA

Key Property Details	
Property Type Maisonette	Built Form Not Recorded
Age Band England and Wales: 1950-1966	Total Floor Area 53 m²
Habitable Rooms 4	Heated Rooms 4
Number of Storeys 1.0	Mains Gas Available Yes

About This Property

This maisonette was built during the England and Wales: 1950-1966 period. It has a total floor area of 53 square metres with 4 habitable rooms. The property has access to mains gas supply, which is typically more efficient for heating.

CURRENT ANNUAL COST

£872

per year

POTENTIAL COST

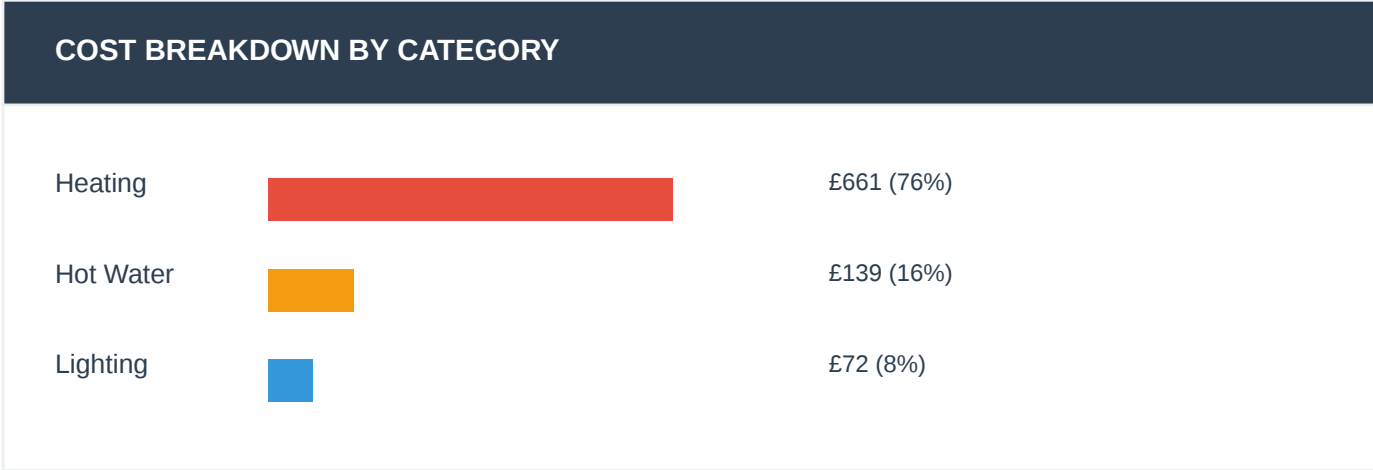
£733

per year

ANNUAL SAVINGS

£139

16% reduction



HOW THIS PROPERTY COMPARES

UK Average Annual Energy Cost

£1,500

This Property vs UK Average

£628 LESS

Category	Current Cost	Potential Cost	Saving
Space Heating	£661	£522	£139
Water Heating	£139	£139	£0
Lighting	£72	£72	£0
TOTAL	£872	£733	£139

Detailed Recommendations

Based on the EPC assessment, the following improvements are recommended to increase energy efficiency and reduce running costs:

1. Loft Insulation

HIGH

DIY

Installing or topping up loft insulation to at least 270mm can significantly reduce heat loss.

Typical Cost
£300 - £500

Annual Saving
£135 - £250

Payback Period
2 - 3 years

CO2 Reduction
540 kg/year

2. Cavity Wall Insulation

HIGH

If your property has cavity walls, filling them with insulation can reduce heat loss by up to 35%.

Typical Cost
£450 - £1,500

Annual Saving
£155 - £270

Payback Period
3 - 5 years

CO2 Reduction
620 kg/year

3. Floor Insulation

MEDIUM

DIY

Insulating under suspended timber floors can save energy and make floors warmer.

Typical Cost
£500 - £1,000

Annual Saving
£40 - £70

Payback Period
7 - 14 years

CO2 Reduction
160 kg/year

4. Condensing Boiler

HIGH

A new A-rated condensing boiler is typically 90%+ efficient compared to 70% for older models.

Typical Cost
£2,300 - £3,500

Annual Saving
£200 - £400

Payback Period
6 - 12 years

CO2 Reduction
1,220 kg/year

5. Double or Triple Glazing

MEDIUM

Upgrading to energy-efficient windows reduces heat loss and improves comfort.

Typical Cost
£4,000 - £10,000

Annual Saving
£80 - £150

Payback Period
25 - 50+ years

CO2 Reduction
310 kg/year

6. LED Lighting

LOW

DIY

Replace all remaining halogen and incandescent bulbs with LED alternatives.

Typical Cost
£50 - £150

Annual Saving
£35 - £75

Payback Period
1 - 2 years

CO2 Reduction
90 kg/year

7. Smart Heating Controls

MEDIUM

DIY

Smart thermostats and TRVs allow better control of heating, reducing waste.

Typical Cost £200 - £400	Annual Saving £75 - £150	Payback Period 2 - 4 years	CO2 Reduction 230 kg/year
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8. Hot Water Cylinder Insulation

LOW DIY

An insulating jacket for your hot water cylinder is cheap and very effective.

Typical Cost £15 - £25	Annual Saving £35 - £45	Payback Period Under 1 year	CO2 Reduction 110 kg/year
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Current CO2 Emissions

2.1

tonnes per year

Potential CO2 Emissions

1.7

tonnes per year

POTENTIAL ENVIRONMENTAL BENEFIT

0.4 tonnes

CO2 reduction per year

19%

emission reduction

18

trees planted equivalent

UK HOUSEHOLD COMPARISON

UK Average CO2 Emissions

5.0 tonnes/year

This Property vs Average

58% below average

ENVIRONMENTAL IMPACT RATING

The environmental impact rating measures the overall environmental impact based on CO2 emissions. Higher scores indicate lower environmental impact.

Current Rating

76

out of 100

Potential Rating

80

out of 100

Improvement

+4

points possible

TYPICAL HEAT LOSS BY COMPONENT

Understanding where heat escapes from your home helps prioritize improvements. The percentages below show typical heat loss for an uninsulated home:

35%
Walls

25%
Roof

15%
Floor

10%
Windows

15%
Draughts

YOUR PROPERTY INSULATION STATUS		
W	Walls Cavity wall, filled cavity	Good ~35% heat loss
R	Roof Pitched, 100 mm loft insulation	Average ~25% heat loss
G	Windows Fully double glazed	Average ~10% heat loss
F	Floor (another dwelling below)	N/A ~15% heat loss

Insulation Priority Guidance

- Loft insulation is typically the cheapest and most effective improvement
- Cavity wall insulation offers significant savings with relatively low cost
- Solid wall insulation is more expensive but essential for older properties
- Draught-proofing is often DIY-friendly and very cost-effective

PRIMARY HEATING SYSTEM			
System Type		Efficiency Rating	
Boiler and radiators, mains gas		Good	
Fuel Type		Heating Controls	
mains gas (not community)		Very Poor	

HEATING CONTROLS	
Control System	Secondary Heating
Programmer, no room thermostat	None

HOT WATER SYSTEM	
System Description	Efficiency Rating
From main system	Not rated

HEATING UPGRADE OPTIONS			
System Type	Typical Cost	Efficiency	Annual Saving
A-rated Gas Boiler	£2,500 - £3,500	90%+	£200 - £350
Air Source Heat Pump	£8,000 - £14,000	300%+	£300 - £600
Smart Controls	£200 - £400	N/A	£75 - £150

CURRENT RENEWABLE ENERGY FEATURES

Solar PV

Not installed

Solar Water Heating

Not installed

Wind Turbines

Not installed

SOLAR PANEL POTENTIAL

Based on your property size, here's an estimate of solar panel potential:

64 kWh

Potential annual generation

£19

Potential annual saving

15 kg

CO2 saved per year

Typical installation cost: £5,000 - £8,000 for a 4kW system

HEAT PUMP OPTIONS

Air Source Heat Pump

Extracts heat from outside air

Cost: £8,000 - £14,000

Efficiency: 300%+

Best for: Well-insulated homes

Ground Source Heat Pump

Extracts heat from the ground

Cost: £15,000 - £35,000

Efficiency: 400%+

Best for: Properties with garden space

Government Grants Available

Boiler Upgrade Scheme (BUS): Up to £7,500 towards heat pump installation

Great British Insulation Scheme: Free or subsidised insulation for eligible households

ECO4: Energy Company Obligation scheme for low-income households

[Visit gov.uk/energy-grants-calculator](https://www.gov.uk/energy-grants-calculator) to check eligibility

GLOSSARY OF TERMS

EPC	Energy Performance Certificate - A document showing the energy efficiency rating of a property, graded from A (most efficient) to G (least efficient).
SAP Rating	Standard Assessment Procedure - The government's methodology for assessing and comparing the energy and environmental performance of dwellings.
Primary Energy	The total energy required including losses in generation, transmission, and distribution. It accounts for the full environmental impact.
U-Value	A measure of heat loss through a building element. Lower U-values mean better insulation. Measured in W/m ² K.
Thermal Mass	The ability of a material to absorb and store heat energy. High thermal mass helps regulate indoor temperatures.
Air Permeability	A measure of how much air leaks through the building fabric. Lower values indicate better airtightness.
COP (Coefficient of Performance)	For heat pumps, the ratio of heat output to electricity input. A COP of 3 means 3kW of heat for every 1kW of electricity.
kWh (Kilowatt-hour)	A unit of energy. One kWh is the energy used by a 1kW appliance running for one hour.
Cavity Wall	A wall made of two layers with a gap (cavity) between them. The cavity can be filled with insulation.
Solid Wall	A single-layer wall, typically found in older properties. Can be insulated internally or externally.

RECOMMENDED NEXT STEPS

- Review the recommendations in this report and prioritise based on cost-effectiveness
- Get quotes from multiple installers - use TrustMark accredited traders for quality assurance
- Check eligibility for government grants and schemes before proceeding
- Start with quick wins like LED lighting and draught-proofing while planning larger improvements
- Consider getting a new EPC after making improvements to document the enhanced rating

Useful Resources

Energy Saving Trust: energysavingtrust.org.uk
 Simple Energy Advice: simpleenergyadvice.org.uk

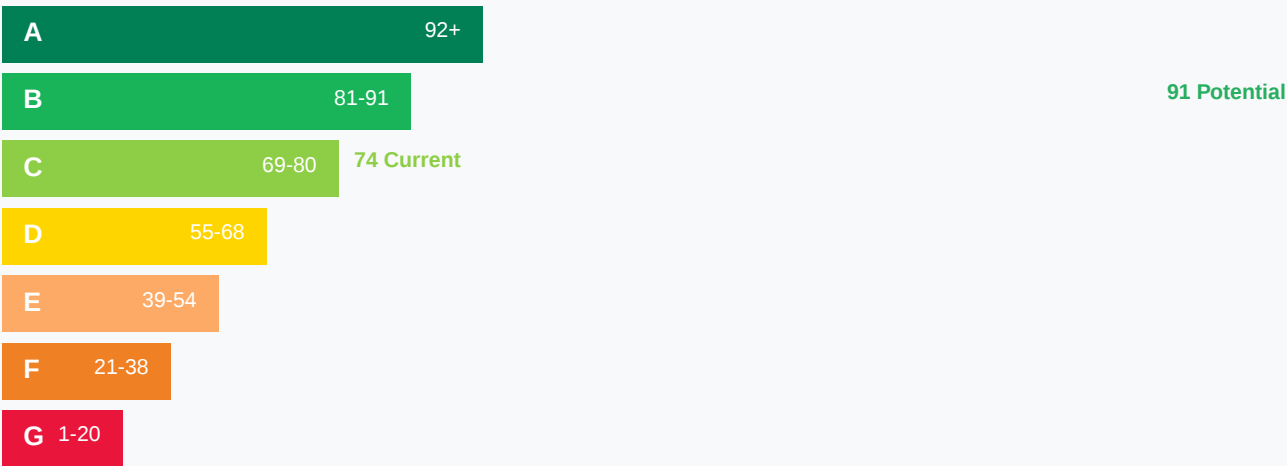
Technical Appendix

Detailed EPC Register Data

4 Macaret Close, London, London, N20 9RA

Energy Rating Scale

Very energy efficient - lower running costs



Not energy efficient - higher running costs

ENERGY USE & ENVIRONMENTAL IMPACT

£437

Estimated yearly cost

1.7

CO tonnes/year

-£131

Potential savings/year

England and Wales:
1950-1966

Property age band

PROPERTY CHARACTERISTICS

Walls
Cavity wall, filled cavity

Roof
Pitched, 100 mm loft insulation

Windows
Fully double glazed

Main Heating
Boiler and radiators, mains gas

Hot Water
From main system

Lighting
Excellent lighting efficiency

Certificate Details

Assessment Date
17 July 2020

Valid Until
17 July 2030

Property Type
Maisonette

Floor Area
53 m²

Location

ADDRESS

Full property address (postcode recorded separately)

4 Macaret Close, London, London

POST TOWN

The post town of the property

North Somerset

POSTCODE

Postcode for the building address

N20 9RA

COUNTY

County in which the building is located (where applicable)

—

LOCAL AUTHORITY

Local authority area where building is located

North Somerset

CONSTITUENCY

Parliamentary constituency where building is located

Weston-super-Mare

Additional Information

LMK KEY

Individual lodgement identifier - unique certificate reference

1021385082542020071711511213409038

BUILDING REFERENCE NUMBER

Unique identifier for the property

10008551903

INSPECTION DATE

The date the inspection was carried out by the energy assessor

17 July 2020

VALID UNTIL Certificate expiry date (EPCs are valid for 10 years)	17 July 2030
TRANSACTION TYPE Type of transaction that triggered the EPC	rental
ENVIRONMENT IMPACT CURRENT Current environmental impact rating based on CO2 emissions	76
ENVIRONMENT IMPACT POTENTIAL Potential environmental impact rating after improvements	80
ENERGY CONSUMPTION CURRENT Current estimated annual energy consumption (kWh/m ²)	148
ENERGY CONSUMPTION POTENTIAL Potential annual energy consumption after improvements (kWh/m ²)	119
CO2 EMISSIONS CURRENT Current CO2 emissions per year (tonnes/year)	2.1
CO2 EMISSIONS PER FLOOR AREA CO2 emissions per square metre floor area (kg/m ² /year)	27
CO2 EMISSIONS POTENTIAL Potential CO2 emissions after improvements (tonnes/year)	1.7
TOTAL FLOOR AREA Total useful floor area measured to internal face of external walls (m ²)	78.0
ENERGY TARIFF Type of electricity tariff for the property	dual
MAINS GAS Whether mains gas is available at the property	Yes

4 Macaret Close, London, London, N20 9RA

ESTIMATED ANNUAL ENERGY COSTS

Cost Type	Current	Potential	Saving
Lighting	£72	£72	£0
Heating	£661	£522	£139
Hot Water	£139	£139	£0
TOTAL	£872	£733	£139

Property Features

NUMBER OF HABITABLE ROOMS

Living rooms, bedrooms, dining rooms, studies and similar spaces

4

NUMBER OF HEATED ROOMS

The number of heated rooms in the property

4

LOW ENERGY LIGHTING

Percentage of low energy lighting as proportion of total fixed lights

100%

NUMBER OF OPEN FIREPLACES

Open fireplaces that allow air passage between inside and outside

0

Hot Water System

HOT WATER DESCRIPTION

Overall description of the hot water system

From main system

HOT WATER ENERGY EFFICIENCY

Energy efficiency rating

—

HOT WATER ENVIRONMENTAL EFFICIENCY

—

Floor

FLOOR DESCRIPTION

Overall description of the floor construction

(another dwelling below)

FLOOR ENERGY EFFICIENCY

Energy efficiency rating

N/A

N/A

FLOOR ENVIRONMENTAL EFFICIENCY

Environmental efficiency rating

N/A

N/A

Windows

WINDOWS DESCRIPTION

Overall description of the window glazing

Fully double glazed

WINDOWS ENERGY EFFICIENCY

Energy efficiency rating

Average

AVERAGE

WINDOWS ENVIRONMENTAL EFFICIENCY

Environmental efficiency rating

Average

AVERAGE

Walls

WALLS DESCRIPTION

Overall description of the wall construction

Cavity wall, filled cavity

WALLS ENERGY EFFICIENCY

Energy efficiency rating

Good

GOOD

WALLS ENVIRONMENTAL EFFICIENCY

Environmental efficiency rating

Good

GOOD

Roof

ROOF DESCRIPTION

Overall description of the roof construction

Pitched, 100 mm loft insulation

ROOF ENERGY EFFICIENCY Energy efficiency rating	Average	AVERAGE
ROOF ENVIRONMENTAL EFFICIENCY Environmental efficiency rating	Average	AVERAGE

Lighting System

LIGHTING DESCRIPTION Overall description of the lighting system	Excellent lighting efficiency	
LIGHTING ENERGY EFFICIENCY Energy efficiency rating	Very Good	VERY GOOD
LIGHTING ENVIRONMENTAL EFFICIENCY Environmental efficiency rating	Very Good	VERY GOOD

Heating System

MAIN HEATING DESCRIPTION Overall description of the main heating system	Boiler and radiators, mains gas	
MAIN HEATING ENERGY EFFICIENCY Energy efficiency rating	Good	GOOD
MAIN HEATING ENVIRONMENTAL EFFICIENCY Environmental efficiency rating	Good	GOOD
MAIN FUEL TYPE The type of fuel used to power the central heating	mains gas (not community)	

Heating Controls

MAIN HEATING CONTROLS Description of the heating control system	Programmer, no room thermostat	
CONTROLS ENERGY EFFICIENCY Energy efficiency rating	Very Poor	VERY POOR
CONTROLS ENVIRONMENTAL EFFICIENCY Environmental efficiency rating	Very Poor	VERY POOR

Secondary Heating

SECONDARY HEATING DESCRIPTION

Description of any secondary heating system

None

SECONDARY HEATING ENERGY EFFICIENCY

Energy efficiency rating

N/A

N/A

SECONDARY HEATING ENVIRONMENTAL EFFICIENCY

Environmental efficiency rating

N/A

N/A

Glazing Details

MULTI-GLAZE PROPORTION

Percentage of glazed area that is multiple glazed

100%

GLAZED TYPE

Type of glazing: single, double or triple

—

GLAZED AREA

Ranged estimate of the total glazed area

—

Renewable Energy Features

PHOTOVOLTAIC SUPPLY

Percentage of electricity from photovoltaic panels

0.0%

SOLAR WATER HEATING

Whether solar water heating is installed

No

Flat / Apartment Details

FLOOR LEVEL

The floor level of the flat within the building

01

TOP STOREY

Whether the flat is on the top floor of the building

Yes

NUMBER OF STOREYS

Total number of storeys in the flat

1.0

HEAT LOSS CORRIDOR

Indicates heat loss through corridor access

no corridor

UNHEATED CORRIDOR LENGTH

Length of unheated corridor in metres

—

Recommendations

- From main system
- Cavity wall, as built, partial insulation (assumed)
- Pitched, 250 mm loft insulation

About This Document

This Energy Performance Certificate (EPC) report has been generated from official EPC register data. EPCs provide information about a property's energy use and typical energy costs, and provide recommendations on how to reduce energy use and save money.

EPCs are valid for 10 years from the date of issue. For more information, visit:

www.gov.uk/energy-performance-certificate