

Energy Performance Certificate

21, Arcadian Gardens, LONDON, N22 5AG

Dwelling type: Mid-terrace house

Date of assessment: 31 May 2019

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Reference number: 0621-2849-7156-9271-6631

Type of assessment: RdSAP, existing dwelling

Total floor area: 124 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:

£ 3,750

Over 3 years you could save

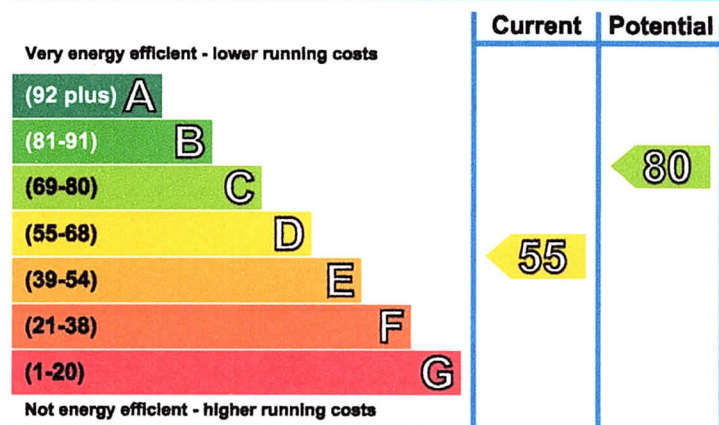
£ 1,404

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 234 over 3 years	£ 237 over 3 years	
Heating	£ 3,204 over 3 years	£ 1,893 over 3 years	
Hot Water	£ 312 over 3 years	£ 216 over 3 years	
Totals	£ 3,750	£ 2,346	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 225
2 Internal or external wall insulation	£4,000 - £14,000	£ 594
3 Floor insulation (suspended floor)	£800 - £1,200	£ 144

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Solid brick, as built, no insulation (assumed)	★☆☆☆☆
Roof	Pitched, no insulation (assumed)	★☆☆☆☆
	Flat, no insulation (assumed)	★☆☆☆☆
Floor	Suspended, no insulation (assumed)	—
Windows	Some double glazing	★★☆☆☆
Main heating	Boiler and radiators, mains gas	★★★★☆
Main heating controls	Room thermostat only	★★☆☆☆
Secondary heating	None	—
Hot water	From main system	★★★★☆
Lighting	Low energy lighting in all fixed outlets	★★★★★

Current primary energy use per square metre of floor area: 281 kWh/m² per year

The assessment does not take into consideration the physical condition of any element. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology based on age and type of construction.

Low and zero carbon energy sources

Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. There are none provided for this home.

Your home's heat demand

For most homes, the vast majority of energy costs derive from heating the home. Where applicable, this table shows the energy that could be saved in this property by insulating the loft and walls, based on typical energy use (shown within brackets as it is a reduction in energy use).

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	21,830	(2,402)	N/A	(4,682)
Water heating (kWh per year)	2,295			

You could receive Renewable Heat Incentive (RHI) payments and help reduce carbon emissions by replacing your existing heating system with one that generates renewable heat, subject to meeting minimum energy efficiency requirements. The estimated energy required for space and water heating will form the basis of the payments. For more information, search for the domestic RHI on the www.gov.uk website.

Recommendations

The measures below will improve the energy performance of your dwelling. The performance ratings after improvements listed below are cumulative; that is, they assume the improvements have been installed in the order that they appear in the table. To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. Before installing measures, you should make sure you have secured the appropriate permissions, where necessary. Such permissions might include permission from your landlord (if you are a tenant) or approval under Building Regulations for certain types of work.

Recommended measures	Indicative cost	Typical savings per year	Rating after improvement
Flat roof or sloping ceiling insulation	£850 - £1,500	£ 75	 D58
Internal or external wall insulation	£4,000 - £14,000	£ 198	 D65
Floor insulation (suspended floor)	£800 - £1,200	£ 48	 D67
Draught proofing	£80 - £120	£ 17	 D68
Heating controls (programmer and TRVs)	£350 - £450	£ 44	 C69
Solar water heating	£4,000 - £6,000	£ 33	 C70
Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£ 53	 C72
Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 306	 C80

Financial Support and the Green Deal

Green Deal Finance allows you to pay for some of the cost of your improvements in instalments under a Green Deal Plan (note that this is a credit agreement, but with instalments being added to the electricity bill for the property). The availability of a Green Deal Plan will depend upon your financial circumstances. There is a limit to how much Green Deal Finance can be used, which is determined by how much energy the improvements are estimated to **save** for a 'typical household'.

You may also be able to obtain support towards repairs or replacements of heating systems and/or basic insulation measures under the ECO scheme, provided that you are in receipt of qualifying benefits or tax credits. To learn more about this scheme and the rules about eligibility, visit www.simpleenergyadvice.org.uk or call freephone **0800 444202** for England and Wales.

About this document and the data in it

This document has been produced following an energy assessment undertaken by a qualified Energy Assessor, accredited by Stroma Certification. You can obtain contact details of the Accreditation Scheme at www.stroma.com.

A copy of this certificate has been lodged on a national register as a requirement under the Energy Performance of Buildings Regulations 2012 as amended. It will be made available via the online search function at www.epcregister.com. The certificate (including the building address) and other data about the building collected during the energy assessment but not shown on the certificate, for instance heating system data, will be made publicly available at www.opendatacommunities.org.

This certificate and other data about the building may be shared with other bodies (including government departments and enforcement agencies) for research, statistical and enforcement purposes. Any personal data it contains will be processed in accordance with the General Data Protection Regulation and all applicable laws and regulations relating to the processing of personal data and privacy. For further information about this and how data about the property are used, please visit www.epcregister.com. To opt out of having information about your building made publicly available, please visit www.epcregister.com/optout.

Assessor's accreditation number: STRO001272
Assessor's name: Serkan Memduh
Phone number: 07783 470710
E-mail address: serkanmemduh@gmail.com
Related party disclosure: No related party

There is more information in the guidance document *Energy Performance Certificates for the marketing, sale and let of dwellings* available on the Government website at:

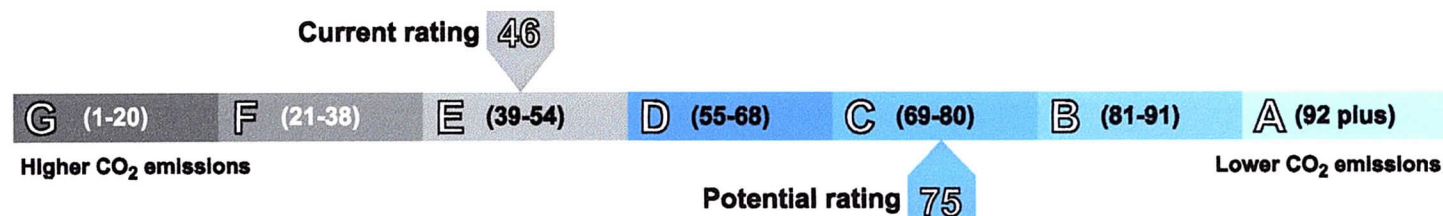
www.gov.uk/government/collections/energy-performance-certificates. It explains the content and use of this document, advises on how to identify the authenticity of a certificate and how to make a complaint.

About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 6.1 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. If you were to install these recommendations you could reduce this amount by 3.5 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions based on standardised assumptions about occupancy and energy use. The higher the rating the less impact it has on the environment.



Council Tax Bill 2023/24

Haringey Council, Resident Experience, Revenues, P.O. Box 10505, London N22 7WJ

Haringey
LONDON

Do it online

The Council website at www.haringey.gov.uk is available 24 hours and is the quickest way to find out how to pay your council tax and download information and application forms about discounts, exemptions, reliefs and reductions.

Date of issue: **20-DEC-2023**

Mr Hassan Kasim & Kondje Kasim
20 Townsend Avenue
London
N14 7HJ

Property Address:
21 ARCADIAN GDNS.
LONDON
N22 5AG

000022

Always quote your account number
when you contact us

Account number: 10002835056

Online ref: DSCCJCMGWN

Charge for band		% change on last year	£
Valuation Band E			
Disabled Band (if present)			
London Borough Of Haringey		2.99	1649.11
Greater London Authority**		9.7	530.62
Adult Social Care*		2.0	255.33
	Net	6.0	
	Total for year		2435.06

*The council tax attributable to Haringey Council includes a precept to fund adult social care. Further information on your council tax can be found at www.haringey.gov.uk.

** The percentage increase quoted is subject to rounding to 1 decimal place.

Charge details				£
Charge For Period	Band E	From	To	
		01-APR-2023	19-OCT-2023	1343.94
Payments Received As At Date Of Issue				-2435.06

Credit Balance 1091.12CR

Method of payment:

To receive a refund, please complete the refund request form on our website: <https://www.haringey.gov.uk/council-tax-and-benefits/council-tax/council-tax-payments/council-tax-refunds>
You do not need to make any further payments unless you are sent a new bill.

(Please turn over for further information)

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How to pay your Council Tax

Payments are due on or before the 1st of each month unless you pay by direct debit. You must allow enough time when making your payment for the Council to receive it by the due date.



You can now pay your council tax by direct debit on the 1st, 15th or 25th of the month. You can set up a direct debit online at www.haringey.gov.uk/myaccount, or phone 020 8489 1000. Please ensure you have your bank account details to hand.

Online at Haringey.gov.uk click "Pay Now". If you have a smart phone you can scan this code link directly to our payments page.



By phone 24/7 at 0300 456 0520



Bank payment to sort code **20-98-47**, bank account number **43399710**,

account name **London Borough of Haringey**. Please quote as your account number as shown on front of this notice as the reference.



Pay cash where you see the PayPoint/Post Office sign using the barcode on this letter.

Please ensure that you take this barcode with you when you make your payment.



6338612100028350565

- For adult social care authorities, Council Tax bills show two percentage changes: one for the part of the overall change attributable to the adult social care precept, and one for the part attributable to general expenditure.
- The 2023-24 Greater London Authority Explanatory information for council taxpayers can be found on the Council Tax page of our website www.haringey.gov.uk

How to contact us

Please remember to quote your council tax account number shown on the front of this notice.

Email	council.tax@haringey.gov.uk
Telephone	020 8489 1000 Monday - Friday 9.00am - 5.00pm
Post	Haringey Council, Resident Experience, Revenues, P.O. Box 10505, Wood Green, N22 7WJ
Council Services	You can view the A-Z of Council Services via www.haringey.gov.uk

Did you know?

Go paperless with E-Billing via www.haringey.gov.uk/myaccount link your council tax details to start receiving emails from us. Going paperless helps the environment and saves money.

The Council website is available 24 hours and is the quickest way to find out how to pay your council tax and download information and application forms about discounts, exemptions, reliefs and reductions. You can use the website to:

- Pay your council tax www.haringey.gov.uk/myaccount
- Check your account balance www.haringey.gov.uk/myaccount
- Sign up for direct debit www.haringey.gov.uk/myaccount
- Find out about an exemption, discount or reduction www.haringey.gov.uk/housing-ctaxdiscounts
- Tell us about a change of address www.haringey.gov.uk/counciltaxhowtoregister
- Apply for council tax reduction www.haringey.gov.uk/council-tax-and-benefits

Council tax refund – If you are due a refund, this will now be paid directly into your bank account. Just phone 020 8489 1000 and have your bank account details to hand.

We take late and non payment of council tax very seriously. If you do not pay your instalments on or before the due date you run the risk of falling into arrears and losing the right to pay by instalments.

Haringey Council has a duty to protect the public funds which it administers, and to this end may use information held about you for the prevention and detection of fraud with public and private sector organisations including those responsible for auditing or administering public funds, to detect and prevent fraud.



Council Tax reference number: 10002835056

First name: Hassan

Last name: Kasim

Email address: mus@clover-homes.co.uk

Phone number: 07857674118

Mobile number: 07857674118

The address your enquiry is about:

Full address	Is this information correct?	Postcode or street name	Is the address out of borough or not found?	Flat number	House number	Street	Town or city	County	Postcode
21 Arcadian Gardens, London, N22 5AG	No	n14 7hj	Yes	20	20	town	london	england	n14 7hj

Amount to be refunded: 1091.12

Bank account number: 00214756

Sort code: 405198

Name(s) of account holder(s): Mr Hasan mustafa kasim

Are these the bank details of the person who paid the Council tax?: Yes

Is your account in credit because you have moved out of the property?: Yes

Please provide your new address:

Enter the postcode or street name	Address not found?	Flat number	House number	Street	Area	Town or City	County	Postcode
20 Townsend Avenue	Yes		20	Townsend Avenue		london		n14 7hj

I declare that the information provided is correct and complete.: Yes, I declare that the

Mus Kasim

From: Haringey Council Customer Services <noreply@haringey.gov.uk>
Sent: 22 January 2024 11:12
To: Mus Kasim
Subject: Submitted: Council Tax refund request - (reference: HYG-579408599)

Follow Up Flag: FollowUp
Flag Status: Flagged

Thank you for submitting your 'Council Tax refund request'.

Your reference number is HYG-579408599.

We will review your request and if granted you should receive the refund into your bank account within 10 working days.

[Tell us what you think about this service \(opens in a new window\)](#)

Regards,

Haringey Council

This email and any files transmitted with it are confidential, may be subject to legal privilege and are intended only for the person(s) or organisation(s) to whom this email is addressed. Any unauthorised use, retention, distribution, copying or disclosure is strictly prohibited. If you have received this email in error, please notify the system administrator at Haringey Council immediately and delete this e-mail from your system. Although this e-mail and any attachments are believed to be free of any virus or other defect which might affect any computer or system into which they are received and opened, it is the responsibility of the recipient to ensure they are virus free and no responsibility is accepted for any loss or damage from receipt or use thereof. All communications sent to or from external third party organisations may be subject to recording and/or monitoring in accordance with relevant legislation.