Energy performance certificate (EPC)			
86, Colfe Road LONDON SE23 2EU	Energy rating	Valid until: <b>13 March 2029</b>	
		Certificate number: 9778-8061-7207-6631-3954	
Property type		Semi-detached house	
Total floor area		93 square metres	

# Rules on letting this property

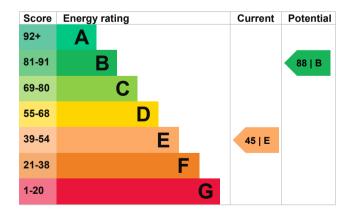
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (<u>https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</u>).

# Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be B.

<u>See how to improve this property's energy</u> performance.



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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 200 mm loft insulation	Good
Window	Partial double glazing	Poor
Main heating	Room heaters, mains gas	Average
Main heating control	Appliance thermostats	Good
Hot water	Gas multipoint	Average
Lighting	Low energy lighting in 45% of fixed outlets	Good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Portable electric heaters (assumed)	N/A

#### Primary energy use

The primary energy use for this property per year is 338 kilowatt hours per square metre (kWh/m2).

# Environmental impact of this property

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.

An averag produces	ge household	6 tonne	es of CO2

This property produces 5.5 tonnes of CO2

This property's potential 0.9 tonnes of CO2 production

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

# Improve this property's energy rating

Follow these steps to improve the energy rating and score.

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£335
2. Floor insulation (suspended floor)	£800 - £1,200	£74
3. Draught proofing	£80 - £120	£12
4. Low energy lighting	£30	£28
5. Condensing boiler	£3,000 - £7,000	£231
6. Solar water heating	£4,000 - £6,000	£32
7. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£35
8. Solar photovoltaic panels	£5,000 - £8,000	£308

### Paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. This will help you buy a more efficient, low carbon heating system for this property.

# Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£1216
Potential saving if you complete every step in order	£746

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

### Heating use in this property

Heating a property usually makes up the majority of energy costs.

# Estimated energy used to heat this property

Type of heating	Estimated energy used	
Space heating	10632 kWh per year	
Water heating	1615 kWh per year	
Potential energy insulation	savings by installing	
Type of insulation	Amount of energy saved	
Solid wall insulation	3833 kWh per year	
Saving energy in this property		

Find ways to save energy in your home by visiting <u>www.gov.uk/improve-energy-efficiency</u>.

# Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

#### Assessor contact details

Assessor's name	
Telephone	
Email	

### Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

### Assessment details

Assessor's declaration

Date of assessment Date of certificate Type of assessment Martin Buckland 0208 851 9285 martin.buckland3@ntlworld.com

Elmhurst Energy Systems Ltd EES/003307 01455 883 250 <u>enquiries@elmhurstenergy.co.uk</u>

Employed by the professional dealing with the property transaction 13 March 2019 14 March 2019 RdSAP