## **Energy performance certificate (EPC)**

86a, Elsinore Road LONDON SE23 2SN Energy rating

Valid until: 7 November 2022

Certificate number: 0288-2966-7209-0932-0920

Property type

Top-floor maisonette

Total floor area

61 square metres

## Rules on letting this property

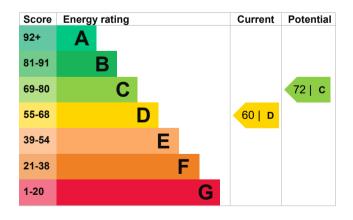
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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).

## **Energy efficiency rating for this property**

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

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



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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, 100 mm loft insulation                | Average   |
| 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 13% of fixed outlets    | Poor      |
| Floor                | (other premises below)                         | N/A       |
| Secondary heating    | Room heaters, smokeless fuel                   | N/A       |

#### Primary energy use

The primary energy use for this property per year is 258 kilowatt hours per square metre (kWh/m2).

| Environmental impact of this property  |                  | This property produces   | 3.3 tonnes of CO2     |
|--|------------------|--|-----------------------|
| This property's current environmental impact rating is D. It has the potential to be C.          |                  | This property's potential production   | 2.1 tonnes of CO2     |
| Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce. |                  | By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 1.2 tonnes per year. This will help to protect the environment. |                       |
| Properties with an A rating  | produce less CO2 |  |                       |
| than G rated properties.   |                  | Environmental impact ratings are based on assumptions about average occupancy and  |                       |
| An average household produces  | 6 tonnes of CO2  | energy use. They may not consumed by the people liv  | reflect how energy is |

### Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from D (60) to C (72).

| Step                                    | Typical installation cost | Typical yearly saving |
|---|---------------------------|-----------------------|
| 1. Internal or external wall insulation | £4,000 - £14,000          | £141                  |
| 2. Low energy lighting                  | £65                       | £27                   |
| 3. Condensing boiler                    | £2,200 - £3,000           | £36                   |

### Paying for energy improvements

Find energy grants and ways to save energy in your home. (https://www.gov.uk/improve-energy-efficiency)

## Estimated energy use and potential savings

| Estimated yearly energy cost for this property | £690 |
|--|------|
| Potential saving                               | £203 |

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.

The potential saving shows how much money you could save if you <u>complete each</u> <u>recommended step in order</u>.

For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> (<a href="https://www.simpleenergyadvice.org.uk/">https://www.simpleenergyadvice.org.uk/</a>).

### 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    | 6989 kWh per year     |
| Water heating    | 2350 kWh per year     |
| Potential operay | cavings by installing |

Potential energy savings by installing insulation

Type of insulation Amount of energy saved

Solid wall insulation 2669 kWh per year

### 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 Scott Maynard Telephone 07515 865364

Email <u>scottoscar@hotmail.co.uk</u>

### Accreditation scheme contact details

Accreditation scheme Stroma Certification Ltd

Assessor ID STRO002717 Telephone 0330 124 9660

Email <u>certification@stroma.com</u>

#### Assessment details

Assessor's declaration No related party
Date of assessment 8 November 2012
Date of certificate 8 November 2012

Type of assessment RdSAP