Energy performance certificate (EPC) Energy rating Apartment 33 Valid until: 17 March 2035 Peebles Court 21 Whitestone Way CROYDON CR0 4WJ Certificate 2800-1088-0022-0497-3753 number: Mid-floor flat Property type Total floor area 53 square metres

Rules on letting this property

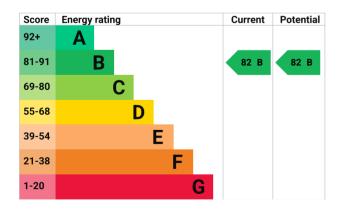
Properties can be let if they have an energy rating from A to E.

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).

Energy rating and score

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

See how to improve this property's energy efficiency.



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	Cavity wall, as built, insulated (assumed)	Good
Window	Fully double glazed	Average
Main heating	Community scheme	Good
Main heating control	Charging system linked to use of community heating, programmer and room thermostat	Average
Hot water	Community scheme	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 104 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£393 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 £0 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** 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:

- 801 kWh per year for heating
- 1,920 kWh per year for hot water

onment	This property produces	1.0 tonnes of CO2	
	This property's potential production	1.0 tonnes of CO2	
	You could improve this p emissions by making the This will help to protect	e suggested changes.	
	These ratings are based	on assumptions	
6 tonnes of CO2	about average occupancy and energy use. People living at the property may use different amounts of energy.		
	nment ntal impact rating is B. n A (best) to G on dioxide (CO2) 6 tonnes of CO2	producesproducesproducesproducesproducesThis property's potential productionn A (best) to G pon dioxide (CO2)You could improve this p emissions by making th This will help to protect6 tonnes of CO2For the property of the	

Steps you could take to save energy

The assessor did not make any recommendations for this property.

Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

Heat pumps and biomass boilers: <u>Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)</u>

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	Titilope Adeoye
Telephone	07400750527
Email	titilope.adeoye@cystemgreensolutions.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/026523
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	18 March 2025
Date of certificate	18 March 2025
Type of assessment	RdSAP