Energy performance certificate (EPC)

Flat B 84 Lee High Road LONDON SE13 5PT Energy rating

| Valid until: | 10 July 2033 |
|---------------------|--------------------------|
| Certificate number: | 0310-2533-5230-2507-6731 |

Property type Ground-floor flat

Total floor area 22 square metres

Rules on letting this property

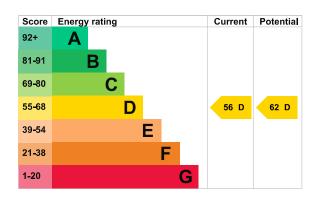
Properties can be let if they have an energy rating from A to E.

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 D. It has the potential to be D.

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



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 | Solid brick, as built, no insulation (assumed) | Very poor |
| Wall | Solid brick, with internal insulation | Good |
| Roof | Pitched, no insulation (assumed) | Very poor |
| Window | Partial double glazing | Poor |
| Main heating | Boiler and radiators, mains gas | Good |
| Main heating control | Programmer, no room thermostat | Very poor |
| Hot water | Electric instantaneous at point of use | Very poor |
| Lighting | Low energy lighting in all fixed outlets | Very good |
| Floor | Suspended, no insulation (assumed) | N/A |
| Secondary heating | None | N/A |

Primary energy use

The primary energy use for this property per year is 476 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £1,106 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 £179 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- 4,777 kWh per year for heating
- 832 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is D. It has the potential to be D.

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

Carbon emissions

An average household produces

6 tonnes of CO2

| This property produces | 1.8 tonnes of CO2 |
|--------------------------------------|-------------------|
| This property's potential production | 1.5 tonnes of CO2 |

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

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Changes you could make

| Step | Typical installation cost | Typical yearly saving |
|---|---------------------------|--------------------------|
| 1. Floor insulation (suspended floor) | £800 - £1,200 | £53 |
| 2. Heating controls (room thermostat and TRVs) | £350 - £450 | £88 |
| 3. Replace single glazed windows with low-E double glazed windows | £3,300 - £6,500 | £37 |

Help 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.

More ways to save energy

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

Who to contact about this certificate

Contacting the assessorIf you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

| Assessor's name | Anthony Hunt |
|-----------------|--------------------------|
| Telephone | 07826 815944 |
| Email | adhunt13@virginmedia.com |

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

| Elmhurst Energy Systems Ltd |
|--------------------------------|
| EES/006580 |
| 01455 883 250 |
| enquiries@elmhurstenergy.co.uk |
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| No related party |
| 7 July 2023 |
| 11 July 2023 |
| RdSAP |
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