# **Energy performance certificate (EPC)**

27b Lewisham Park
LONDON
SE13 6QZ

Energy rating
Certificate number: 0128-2094-7286-3965-5994

Property type Top-floor flat

Total floor area 110 square metres

# Rules on letting this property

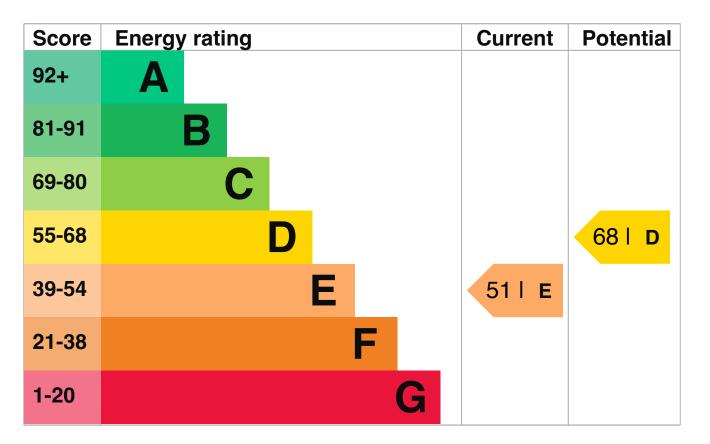
Properties can be let if they have an energy rating from A to E.

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 efficiency rating for this property**

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

See how to improve this property's energy performance.



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
Wall	Timber frame, as built, no insulation (assumed)	Very poor
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Roof room(s), insulated (assumed)	Good
Window	Single glazed	Very poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 73% of fixed outlets	Very good
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

#### Primary energy use

The primary energy use for this property per year is 310 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 D.

Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.

Properties with an A rating produce less CO2 than G rated properties.

An average household produces	6 tonnes of CO2
This property produces	6.0 tonnes of CO2
This property's potential production	3.7 tonnes of CO2

By making the <u>recommended changes</u>, you could reduce this property's CO2 emissions by 2.3 tonnes per year. 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 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 E (51) to D (68).

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£190
2. Draught proofing	£80 - £120	£10
3. Low energy lighting	£15	£15
4. Heating controls (TRVs)	£350 - £450	£46
5. Condensing boiler	£2,200 - £3,000	£102
6. Flue gas heat recovery	£400 - £900	£29
7. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£44

#### 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	
Potential saving	£438

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 complete each recommended step in order.

For advice on how to reduce your energy bills visit Simple Energy Advice (https://www.gov.uk/improve-energy-efficiency).

## 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 18190 kWh per year

Water heating 2270 kWh per year

## Potential energy savings by installing insulation

Type of insulation Amount of energy saved

**Loft insulation** 5238 kWh per year

Solid wall insulation 4590 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	Toby Young	
Telephone	07734470535	
Email	tobyyoung2@gmail.com	
Accreditation scheme contact details		
Accreditation scheme	Northgate	
Assessor ID	NGIS802604	
Telephone	01455 883 250	
Email	enquiries@elmhurstenergy.co.uk	
Assessment details		
Assessor's declaration	No related party	
Date of assessment	2 June 2015	
Date of certificate	4 June 2015	
Type of assessment	RdSAP	