Energy performance certificate (EPC)

17, Choumert Square LONDON SE15 4RE Energy rating

Valid until: 17 February 2024

Certificate number: 9788-0045-7222-1494-8990

Property type Mid-terrace house

Total floor area 48 square metres

Rules on letting this property

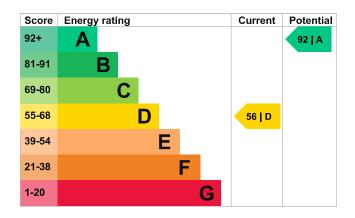
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance for landlords on the regulations and exemptions</u> (<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 D. It has the potential to be A.

See how to improve this property's energy 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, 50 mm loft insulation	Poor
Roof	Flat, no insulation	Very poor
Window	Single glazed	Very poor
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 12% of fixed outlets	Poor
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 326 kilowatt hours per square metre (kWh/m2).

Environmental imp property	act of this	This property's potential production	0.2 tonnes of CO2
This property's current envirating is E. It has the poter	• • • • • • • • • • • • • • • • • • •		
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
produce each year. CO2 harms the environment.		Environmental impact ratings are based on assumptions about average occupancy and	
An average household produces	6 tonnes of CO2	energy use. They may not reflect how energy is consumed by the people living at the property.	
This property produces	3.0 tonnes of CO2		

Improve this property's energy rating

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£25.03
2. Flat roof or sloping ceiling insulation	£850 - £1,500	£21.33
3. Internal or external wall insulation	£4,000 - £14,000	£139.86
4. Floor insulation	£800 - £1,200	£26.68
5. Draught proofing	£80 - £120	£14.52
6. Low energy lighting	£35	£22.95
7. Solar water heating	£4,000 - £6,000	£24.08
8. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£75.29
9. Solar photovoltaic panels	£9,000 - £14,000	£250.32
10. Wind turbine	£1,500 - £4,000	£20.07

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	£720
Potential saving if you complete every step in order	£350

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	7615 kWh per year	
Water heating	1808 kWh per year	
Potential energy savings by installing insulation		
Type of insulation	Amount of energy saved	

435 kWh per year

Solid wall insulation 2398 kWh per year

Saving energy in this property

Loft insulation

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

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 Md Muhibuzzaman Telephone 01695 552360

Email <u>I.pike@credibleenergy.co.uk</u>

Accreditation scheme contact details

Accreditation scheme Stroma Certification Ltd

Assessor ID STRO006159
Telephone 0330 124 9660

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

Assessment details

Assessor's declaration No related party
Date of assessment 18 February 2014
Date of certificate 18 February 2014

Type of assessment RdSAP