Energy performance certificate (EPC)				
30a, Forest Hill Road LONDON SE22 0RR	Energy rating	Valid until: 28 November 2026 Certificate number: 8336-7729-4439-7878-1922		
Property type		Top-floor maisonette		
Total floor area		151 square metres		

Rules on letting this property

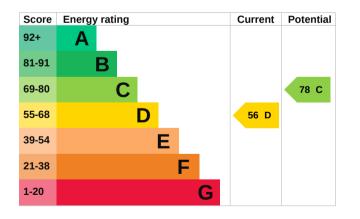
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlordguidance).

Energy rating and score

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

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	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 100 mm loft insulation	Average
Roof	Flat, no insulation (assumed)	Very poor
Window	Partial double glazing	Poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 69% of fixed outlets	Good
Floor	Solid, no insulation (assumed)	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 262 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £1,521 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 £795 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2016** 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:

- 20,408 kWh per year for heating
- 2,320 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is E. It has the potential to be C.		This property's potential production	3.0 tonnes of CO2	
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.		
Carbon emissions		These ratings are based on assumptions about		
An average household produces	6 tonnes of CO2	average occupancy and energy use. People living at the property may use different amour of energy.		
This property produces	7.0 tonnes of CO2			

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£124
2. Internal or external wall insulation	£4,000 - £14,000	£503
3. Low energy lighting	£20	£22
4. Heating controls (room thermostat)	£350 - £450	£39
5. Condensing boiler	£2,200 - £3,000	£66
6. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£42

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 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
Telephone
Email

Patrick Myers 07931338854 patrick@dea-ltd.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 Assessor's ID Telephone Email NHER NHER002354 01455 883 250 enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration Date of assessment Date of certificate

Type of assessment

No related party 28 November 2016 29 November 2016 RdSAP