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Energy performance certificate (EPC)

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70 JERNINGHAM ROAD LONDON SE14 5NW		Energy rating E
Valid until 15 April 2031	Certificate number 9042-3005-5204-7499-5200	

[Print this certificate](#)

Property type	Mid-terrace house
Total floor area	222 square metres

Rules on letting this property

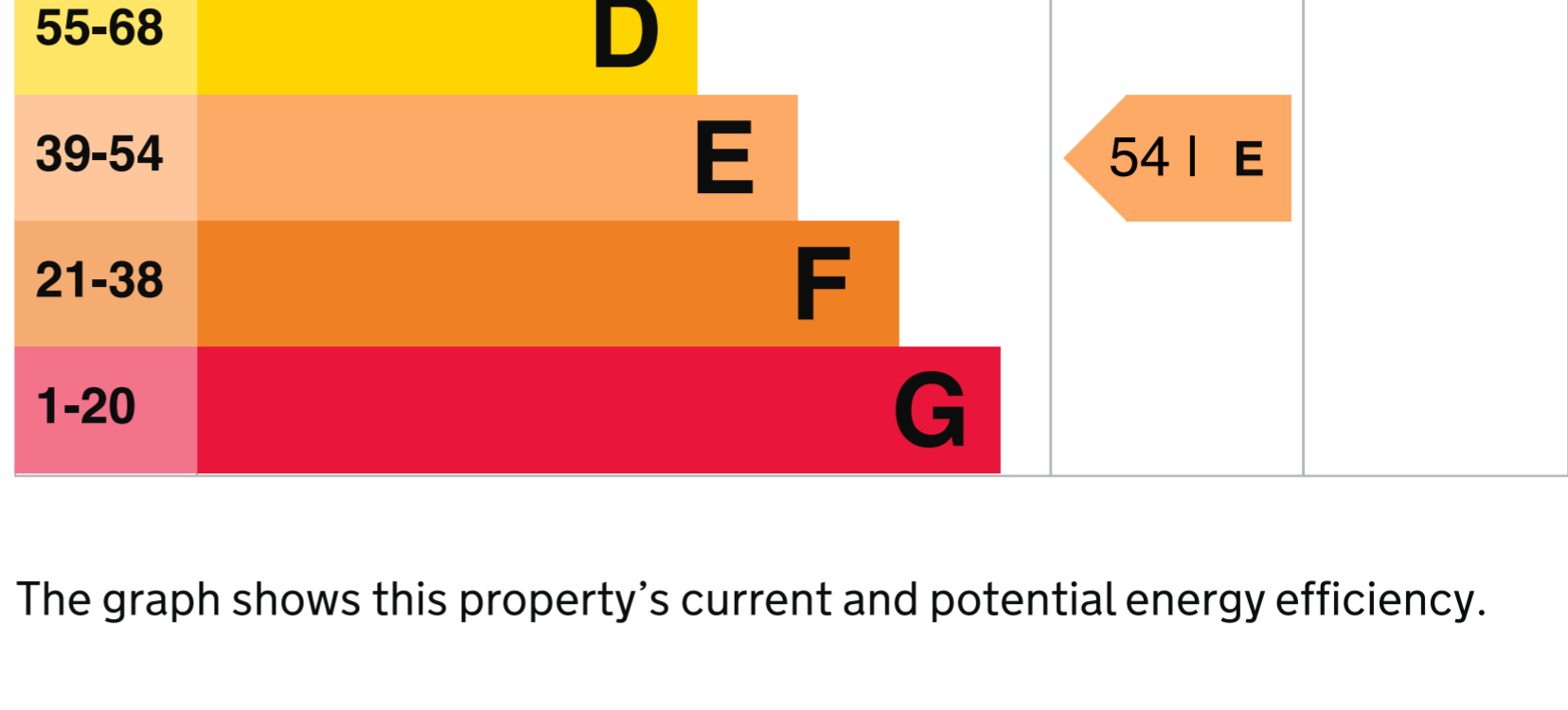
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](#).

Energy efficiency rating for this property

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

[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.

The average energy rating and score for a property in England and Wales are D (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, no insulation (assumed)	Very poor
Roof	Pitched, 150 mm loft insulation	Good
Window	Some double glazing	Very poor
Main heating	Boiler and radiators, mains gas	Good
Main heating	Programmer, room thermostat and TRVs	Good control
Hot water	From main system	Good
Lighting	Low energy lighting in 19% of fixed outlets	Poor
Floor	Solid, no insulation (assumed)	N/A
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 250 kilowatt hours per square metre (kWh/m2).

[What is primary energy use?](#)

Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO2). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO2 emissions.

An average household produces	6 tonnes of CO2
This property produces	9.8 tonnes of CO2
This property's potential production	4.3 tonnes of CO2

By making the [recommended changes](#), you could reduce this property's CO2 emissions by 5.5 tonnes per year. This will help to protect the environment.

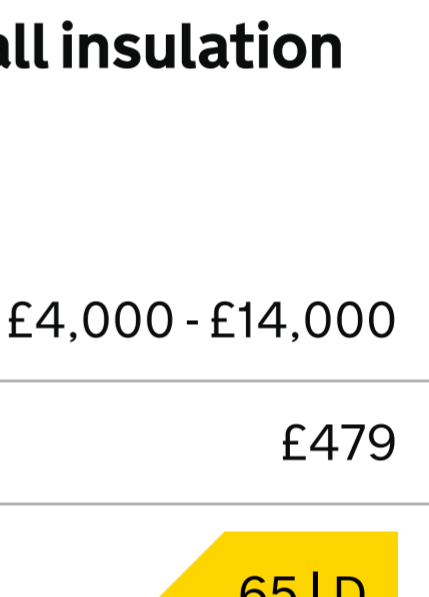
Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from E (54) to C (79).

[What is an energy rating?](#)



- Recommendation 1: Internal or external wall insulation**
 Internal or external wall insulation

Typical installation cost	£4,000 - £14,000
Typical yearly saving	£479
Potential rating after carrying out recommendation 1	65 D
- Recommendation 2: Floor insulation (solid floor)**
 Floor insulation (solid floor)

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£42
Potential rating after carrying out recommendations 1 and 2	66 D
- Recommendation 3: Draught proofing**
 Draught proofing

Typical installation cost	£80 - £120
Typical yearly saving	£27
Potential rating after carrying out recommendations 1 to 3	67 D
- Recommendation 4: Low energy lighting**
 Low energy lighting

Typical installation cost	£105
Typical yearly saving	£85
Potential rating after carrying out recommendations 1 to 4	68 D
- Recommendation 5: Replace boiler with new condensing boiler**
 Condensing boiler

Typical installation cost	£2,200 - £3,000
Typical yearly saving	£138
Potential rating after carrying out recommendations 1 to 5	72 C
- Recommendation 6: Double glazed windows**
 Replace single glazed windows with low-E double glazed windows

Typical installation cost	£3,300 - £6,500
Typical yearly saving	£98
Potential rating after carrying out recommendations 1 to 6	74 C
- Recommendation 7: Solar photovoltaic panels, 2.5 kWp**
 Solar photovoltaic panels

Typical installation cost	£3,500 - £5,500
Typical yearly saving	£341
Potential rating after carrying out recommendations 1 to 7	79 C

Paying for energy improvements

[Find energy grants and ways to save energy in your home.](#)

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£1971
Potential saving	£869

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 estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice](#).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property	
Space heating	30213 kWh per year
Water heating	3011 kWh per year
Potential energy savings by installing insulation	
Type of insulation	Amount of energy saved
Loft insulation	3806 kWh per year
Solid wall insulation	10509 kWh per year

You might be able to receive [Renewable Heat Incentive payments](#). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

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	Stephen Moss
Telephone	07958 629347
Email	westbrom100@hotmail.co.uk

Accreditation scheme contact details	
Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/005123
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details	
Assessor's declaration	No related party
Date of assessment	14 April 2021
Date of certificate	16 April 2021
Type of assessment	RdSAP

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital.services@communities.gov.uk, or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.

