Energy performance certificate (EPC)					
4 Steyning Grove LONDON SE9 4NQ	Energy rating	Valid until: 24 October 2032			
		Certificate number: 0232-0420-6209-0484-1222			
Property type	Mid-terrace house				
Total floor area	66 square metres				

# Rules on letting this property

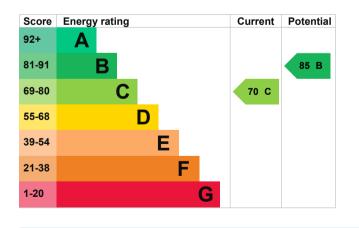
Properties can be let if they have an energy rating from A to E.

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

## Energy rating and score

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

<u>See how to improve this property's energy</u> <u>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	Cavity wall, filled cavity	Average
Wall	System built, as built, no insulation (assumed)	Very poor
Roof	Pitched, 270 mm loft insulation	Good
Roof	Flat, limited insulation (assumed)	Very poor
Window	Fully double glazed	Average
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 all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

## Primary energy use

The primary energy use for this property per year is 200 kilowatt hours per square metre (kWh/m2).

## **Additional information**

Additional information about this property:

• System build present

# How this affects your energy bills

An average household would need to spend **£548 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 £41 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2022** when this EPC was created. People living at the property may use different amounts of heating, hot water and lighting.

### Heating this property

Estimated energy needed in this property is:

- 6,750 kWh per year for heating
- 1,917 kWh per year for hot water

#### More ways to save energy

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

2.3 tonnes of CO2

Environmental impa property	ct of this	This property's potential production	1.1 tonnes of CO2
This property's current environmental impact rating is D. It has the potential to be B.		You could improve this property's CO2	
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they		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	
An average household produces	6 tonnes of CO2	assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.	

## Changes you could make

This property produces

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (suspended floor)	£800 - £1,200	£18
2. Solar water heating	£4,000 - £6,000	£24
3. Solar photovoltaic panels	£3,500 - £5,500	£372

### 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.

## 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 Ojukwu Okwuosa 07888688099 <u>oj.okwuosa@gmail.com</u>

#### 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

#### About this assessment

Assessor's declaration Date of assessment Date of certificate Type of assessment Elmhurst Energy Systems Ltd EES/002179 01455 883 250 enquiries@elmhurstenergy.co.uk

No related party 24 October 2022 25 October 2022 RdSAP