

# Energy performance certificate (EPC)

28 Crowther Road  
LONDON  
SE25 5QW

Energy rating

C

Valid until: **25 May 2033**

Certificate number: **6417-0425-7020-0356-6226**

Property type

Semi-detached house

Total floor area

148 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) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

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

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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, insulated at rafters	Poor
Roof	Roof room(s), insulated (assumed)	Very good
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
Secondary heating	None	N/A

### Primary energy use

The primary energy use for this property per year is 172 kilowatt hours per square metre (kWh/m<sup>2</sup>).

---

## How this affects your energy bills

An average household would need to spend **£950 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 £182 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- 15,054 kWh per year for heating
- 2,141 kWh per year for hot water

### Saving energy by installing insulation

Energy you could save:

- 3,697 kWh per year from solid wall insulation

### More ways to save energy

Find ways to save energy in your home by visiting [www.gov.uk/improve-energy-efficiency](https://www.gov.uk/improve-energy-efficiency).

## Environmental impact of this property

This property's current environmental impact rating is D. It has the potential to be C.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.

An average household produces	6 tonnes of CO2
-------------------------------	-----------------

This property produces	4.5 tonnes of CO2
------------------------	-------------------

This property's potential production	2.5 tonnes of CO2
--------------------------------------	-------------------

You could improve this property's CO2 emissions by making the suggested changes. 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.

## Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£154

Step	Typical installation cost	Typical yearly saving
2. Floor insulation (suspended floor)	£800 - £1,200	£21
3. Draught proofing	£80 - £120	£8
4. Solar photovoltaic panels	£3,500 - £5,500	£375

## Paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). 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	Edmond Taylor
Telephone	07825 685 910
Email	<a href="mailto:edmond_taylor1@yahoo.com">edmond_taylor1@yahoo.com</a>

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO024829
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

### About this assessment

Assessor's declaration	No related party
Date of assessment	26 May 2023
Date of certificate	26 May 2023
Type of assessment	<a href="#">RdSAP</a>

---