

Energy performance certificate (EPC)

3, Haynes Lane
LONDON
SE19 3AN

Energy rating

E

Valid until 19 February 2024

Certificate number

9088-9055-6202-7844-8940

Property type	Mid-terrace house
----------------------	-------------------

Total floor area	74 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](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 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

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
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, insulated at rafters	Very poor
Roof	Pitched, insulated (assumed)	Good
Roof	Flat, insulated (assumed)	Average
Window	Some double glazing	Very poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system	Good
Lighting	Low energy lighting in 43% of fixed outlets	Average
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, coal	N/A

Primary energy use

The primary energy use for this property per year is 344 kilowatt hours per square metre (kWh/m²).

▶ [What is primary energy use?](#)

Primary energy use is a measure of the energy required for lighting, heating and hot water in a property. The calculation includes:

- the efficiency of the property's heating system
- power station efficiency for electricity
- the energy used to produce the fuel and deliver it to the property

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 CO ₂
--------------------------------------	-----------------------------

This property produces	5.4 tonnes of CO ₂
-------------------------------	-------------------------------

This property's potential production	2.2 tonnes of CO ₂
---	-------------------------------

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 3.2 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 (48) to C (78).

Potential energy
rating

C

► [What is an energy rating?](#)

An energy rating shows a property's energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher this number, the lower your CO₂ emissions are likely to be.

Recommendation 1: Internal or external wall insulation

Internal or external wall insulation

**Typical installation
cost**

£4,000 - £14,000

**Typical yearly
saving**

£98

**Potential rating
after carrying out
recommendation 1**

53 | E

Recommendation 2: Floor insulation

Floor insulation

Typical installation cost	£800 - £1,200
----------------------------------	---------------

Typical yearly saving	£52
------------------------------	-----

Potential rating after carrying out recommendations 1 and 2	55 D
--	--------

Recommendation 3: Draught proofing

Draught proofing

Typical installation cost	£80 - £120
----------------------------------	------------

Typical yearly saving	£23
------------------------------	-----

Potential rating after carrying out recommendations 1 to 3	56 D
---	--------

Recommendation 4: Low energy lighting

Low energy lighting

£20

Typical installation cost

Typical yearly saving	£24
-----------------------	-----

Potential rating after carrying out recommendations 1 to 4

57 | D

Recommendation 5: Heating controls (room thermostat and TRVs)

Heating controls (room thermostat and TRVs)

Typical installation cost	£350 - £450
---------------------------	-------------

Typical yearly saving	£111
-----------------------	------

Potential rating after carrying out recommendations 1 to 5

62 | D

Recommendation 6: Replace boiler with new condensing boiler

Condensing boiler

Typical installation cost	£2,200 - £3,000
---------------------------	-----------------

Typical yearly saving	£61
-----------------------	-----

**Potential rating
after carrying out
recommendations
1 to 6**

65 | D

Recommendation 7: Flue gas heat recovery device in conjunction with boiler

Flue gas heat recovery

**Typical installation
cost**

£900

**Typical yearly
saving**

£22

**Potential rating
after carrying out
recommendations
1 to 7**

66 | D

Recommendation 8: Double glazed windows

Replace single glazed windows with low-E double glazed windows

**Typical installation
cost**

£3,300 - £6,500

**Typical yearly
saving**

£22

**Potential rating
after carrying out
recommendations
1 to 8**

67 | D

Recommendation 9: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

Typical installation cost	£9,000 - £14,000
----------------------------------	------------------

Typical yearly saving	£250
------------------------------	------

Potential rating after carrying out recommendations 1 to 9	
---	--



78 | C

Paying for energy improvements

[Find energy grants and ways to save energy in your home.](https://www.gov.uk/improve-energy-efficiency)
(<https://www.gov.uk/improve-energy-efficiency>)

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£1103
---	-------

Potential saving	£411
-------------------------	------

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](https://www.simpleenergyadvice.org.uk/) (<https://www.simpleenergyadvice.org.uk/>).

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	13175 kWh per year
----------------------	--------------------

Water heating	2058 kWh per year
----------------------	-------------------

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
--------------------	------------------------

Loft insulation	54 kWh per year
------------------------	-----------------

Solid wall insulation	1684 kWh per year
------------------------------	-------------------

You might be able to receive [Renewable Heat Incentive payments](https://www.gov.uk/domestic-renewable-heat-incentive) (<https://www.gov.uk/domestic-renewable-heat-incentive>). 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	Hasan Anwar
------------------------	-------------

Telephone	07887 848677
------------------	--------------

Email hasananwar@gmail.com

Accreditation scheme contact details

Accreditation scheme	ECMK
Assessor ID	ECMK200760
Telephone	0333 123 1418
Email	info@ecmk.co.uk

Assessment details

Assessor's declaration	No related party
Date of assessment	18 February 2014
Date of certificate	20 February 2014
Type of assessment	▶ RdSAP

RdSAP (Reduced data Standard Assessment Procedure) is a method used to assess and compare the energy and environmental

performance of properties in the UK. It uses a site visit and survey of the property to calculate energy performance.

This type of assessment can be carried out on properties built before 1 April 2008 in England and Wales, and 30 September 2008 in Northern Ireland. It can also be used for newer properties, as long as they have a previous SAP assessment, which uses detailed information about the property's construction to calculate energy performance.

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.

Certificate number [0974-2844-6540-9890-6591 \(/energy-certificate/0974-2844-6540-9890-6591\)](#)

Valid until **13 April 2020
(Expired)**
