# **Energy performance certificate (EPC)**

52 Thursley Road LONDON SE9 4HN Energy rating

Valid until: 22 April 2033

Certificate number: 2140-7444-4070-3001-2221

Property type

End-terrace house

Total floor area

71 square metres

### Rules on letting this property

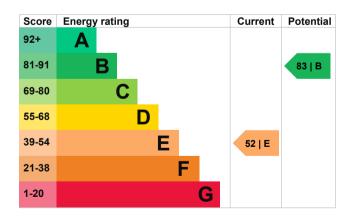
Properties can be let if they have an energy rating from A to E.

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

# Energy efficiency rating for this property

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

<u>See how to improve this property's energy</u> performance.



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

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	Cavity wall, as built, no insulation (assumed)	Poor
Wall	Timber frame, as built, partial insulation (assumed)	Average
Roof	Pitched, 150 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	Average
Lighting	Low energy lighting in 33% of fixed outlets	Average
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 350 kilowatt hours per square metre (kWh/m2).

#### **Additional information**

Additional information about this property:

· Cavity fill is recommended

# **Environmental impact of this property**

This property's current environmental impact rating is E. 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 6 tonnes of CO2 produces

This property produces 4.4 tonnes of CO2

This property's potential 1.3 tonnes of CO2 production

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.

## Improve this property's energy rating

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£265
2. Floor insulation (suspended floor)	£800 - £1,200	£128
3. Low energy lighting	£30	£65
4. Condensing boiler	£2,200 - £3,000	£404
5. Solar water heating	£4,000 - £6,000	£98
6. Solar photovoltaic panels	£3,500 - £5,500	£670

### 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.

# Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£2162
Potential saving if you complete every step in order	£961

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.

### Heating use in this property

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

# Estimated energy used to heat this property

Type of heating	Estimated energy used	
Space heating	9406 kWh per year	
Water heating	2728 kWh per year	
Potential energy savings by installing insulation		
Type of insulation	Amount of energy saved	

162 kWh per year

1821 kWh per year

### Saving energy in this property

Loft insulation

Cavity wall insulation

Find ways to save energy in your home by visiting <a href="https://www.gov.uk/improve-energy-efficiency">www.gov.uk/improve-energy-efficiency</a>.

### 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 Rhys Sayers
Telephone 07846889632

Email <u>rsepceastlondon@hotmail.com</u>

#### Accreditation scheme contact details

Accreditation scheme Quidos Limited
Assessor ID QUID207706
Telephone 01225 667 570
Email info@quidos.co.uk

#### **Assessment details**

Assessor's declaration

Date of assessment

Date of certificate

Type of assessment

No related party
22 April 2023
23 April 2023
RdSAP