Energy performance certificate (EPC)			
Flat 5 Woodford House Barnfield Road LONDON SE18 3TZ	Energy rating	Valid until: 8 April 2027 Certificate number: 8693-7324-3910-5143-2902	
Property type		Top-floor flat	
Total floor area		47 square metres	

# Rules on letting this property

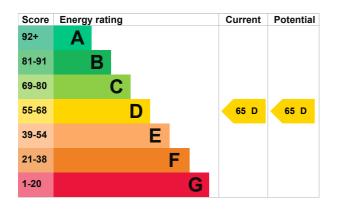
Properties can be let if they have an energy rating from A to E.

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

## **Energy rating and score**

This property's energy rating is D. It has the potential to be D.

See how to improve this property's energy efficiency.



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, with external insulation	Good
Wall	System built, as built, no insulation (assumed)	Poor
Roof	Pitched, no insulation (assumed)	Very poor
Window	Fully double glazed	Good
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 71% of fixed outlets	Very good
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

### Primary energy use

The primary energy use for this property per year is 280 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 **£567 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 £7 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2017** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

#### Heating this property

Estimated energy needed in this property is:

- 6,816 kWh per year for heating
- 1,800 kWh per year for hot water

Impact on the environment	This property produces	2.3 tonnes of CO2
This property's environmental impact rating D. It has the potential to be D.	This property's potential production	2.3 tonnes of CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.	You could improve this p emissions by making the This will help to protect th	suggested changes.
Carbon emissions   An average household produces 6 tonnes of 0	These ratings are based about average occupanc People living at the prope amounts of energy.	y and energy use.
Changes you could make		
Step	Typical installation cost	Typical yearly saving

1. Low energy lighting

#### Help 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.

£10

£9

#### More ways to save energy

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

## 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	Mohammed Saddique
Telephone	02392200598
Email	epc@evolvepartnership.co.uk

#### Contacting the accreditation scheme

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

Accreditation scheme	NHER
Assessor's ID	NHER008112
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

## About this assessment

Assessor's declaration	No related party
Date of assessment	7 April 2017
Date of certificate	9 April 2017
Type of assessment	RdSAP