Energy performance certificate (EPC)

FLAT 2
2A HIGH STREET
THORNTON HEATH
CR7 8LE

Energy rating

D

Valid until 28 September 2030

Certificate number

2862-3000-5201-7110-2200

roperty type	Mid-floor flat
otal floor area	43 square metres

ules on letting this property

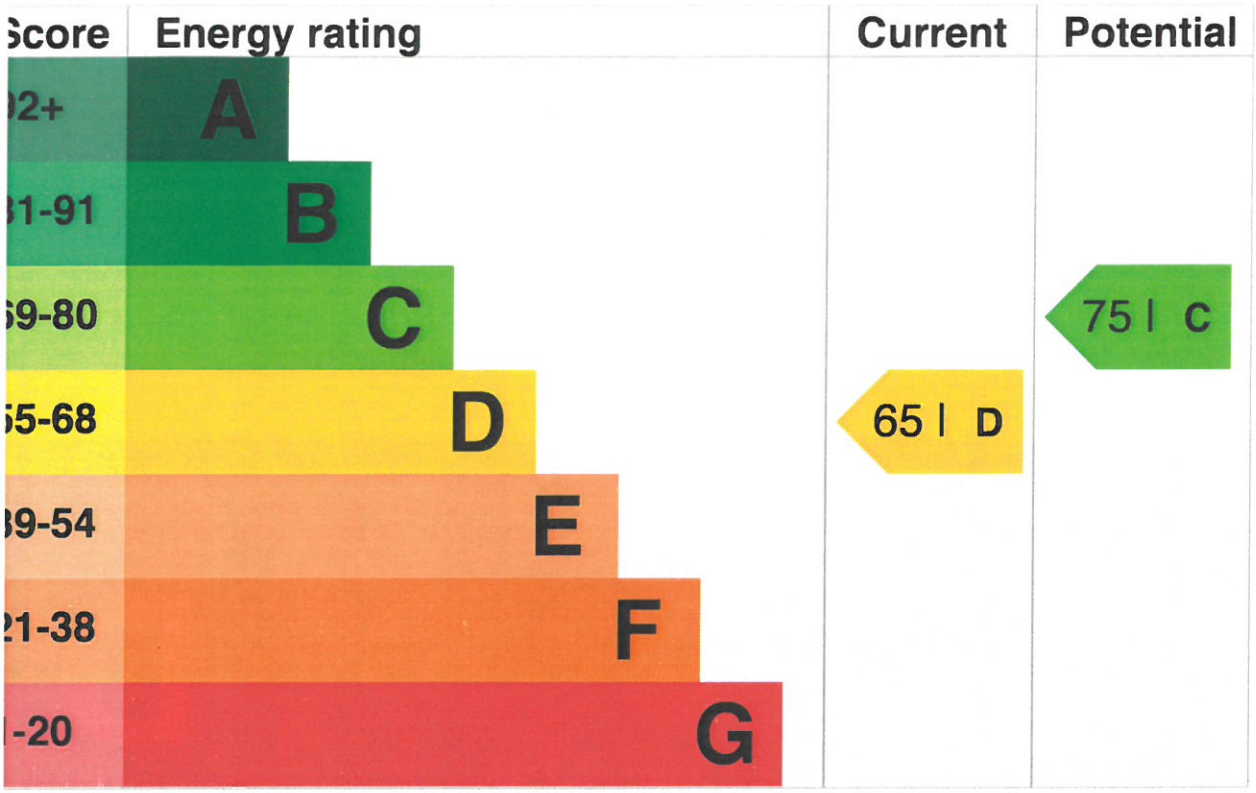
operties can be rented if they have an energy rating from A to E.

he property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords o e regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-ndlord-guidance).

nergy efficiency rating for this property

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

e how to improve this property's energy performance.



e graph shows this property's current and potential energy efficiency.

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

operties are also given a score. The higher this number, the lower your carbon dioxide (CO2) emissions are likely to be.

e average energy rating and score for a property in England and Wales are D (60).

eakdown of property's energy performance

is section shows the energy performance for features of this property. The assessment does not consider the condition of a ature and how well it is working.

ch feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

nen the description says 'assumed', it means that the feature could not be inspected and an assumption has been made base the property's age and type.

ature	Description	Rating
all	Solid brick, as built, no insulation (assumed)	Poor
all	Solid brick, as built, partial insulation (assumed)	Average
ndow	Single glazed	Very poor
ain heating	Boiler and radiators, mains gas	Good
ain heating control	Programmer, no room thermostat	Very poor
t water	From main system	Good
ghting	Low energy lighting in 83% of fixed outlets	Very good
oof	(another dwelling above)	N/A
oor	(other premises below)	N/A
condary heating	None	N/A

rimary energy use

e primary energy use for this property per year is 287 kilowatt hours per square metre (kWh/m2).

What is primary energy use?

nvironmental impact of this property

ne of the biggest contributors to climate change is carbon dioxide (CO2). The energy used for heating, lighting and power in c mes produces over a quarter of the UK's CO2 emissions.

n average household roduces	6 tonnes of CO2
his property produces	2.2 tonnes of CO2
his property's potential roduction	1.3 tonnes of CO2

making the recommended changes, you could reduce this property's CO2 emissions by 0.9 tonnes per year. This will help tc otect the environment.

vironmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how ergy is consumed by the people living at the property.

ɔw to improve this property's energy performance

ıking any of the recommended changes will improve this property's energy efficiency.

/ou make all of the recommended changes, this will improve the property's energy rating and ɔre from D (65) to C (75).



What is an energy rating?

ecommendation 1: Internal or external wall ısulation

ernal or external wall insulation

/pical installation cost	£4,000 - £14,000
/pical yearly saving	£71
otential rating after carrying out ecommendation 1	69 I C

ecommendation 2: Heating controls (room thermostat and RVs)

ating controls (room thermostat and TRVs)

/pical installation cost	£350 - £450
/pical yearly saving	£43
otential rating after carrying out ecommendations 1 and 2	72 I C

ecommendation 3: Double glazed windows

place single glazed windows with low-E double glazed windows

/pical installation cost	£3,300 - £6,500

/pical yearly saving £39

otential rating after carrying out ecommendations 1 to 3

75 | C

aying for energy improvements

id energy grants and ways to save energy in your home. (https://www.gov.uk/improve-energy-efficiency)

stimated energy use and potential savings

e estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It t based on how energy is used by the people living at the property.

e estimated saving is based on making all of the recommendations in how to improve this property's energy performance.

r advice on how to reduce your energy bills visit Simple Energy Advice (https://www.simpleenergyadvice.org.uk/).

leating use in this property

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

stimated energy used to heat this property

otential energy savings by installing insulation

pe of insulation	Amount of energy saved
lid wall insulation	1496 kWh per year

u might be able to receive Renewable Heat Incentive payments (https://www.gov.uk/domestic-renewable-heat-incentive). This wil lp to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The timated energy required for space and water heating will form the basis of the payments.

ontacting the assessor and accreditation scheme

is EPC was created by a qualified energy assessor.

/ou are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

/ou are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

creditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

ssessor contact details

ssessor's name	Giovanni Genuardi
elephone	0208 4417889

ccreditation scheme contact details

ccreditation scheme	Elmhurst Energy Systems Ltd
ssessor ID	EES/004959
elephone	01455 883 250

ssessment details

ssessor's declaration	No related party
ate of assessment	26 September 2020
ate of certificate	28 September 2020

her certificates for this property

ou are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-rvices@communities.gov.uk, or call our helpdesk on 020 3829 0748.

ere are no related certificates for this property.