# 5, Cormont Road LONDON SE5 9RA Energy rating F Certificate number: 8280-7021-7850-8248-0202 Property type Semi-detached house 170 square metres

# Rules on letting this property



# You may not be able to let this property

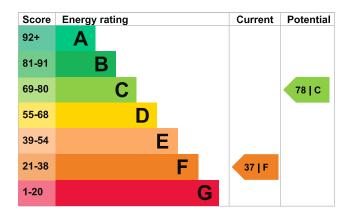
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read <u>guidance for landlords on the regulations and exemptions</u> (<a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</a>).

Properties can be let if they have an energy rating from A to E. The <u>recommendations section</u> sets out changes you can make to improve the property's rating.

# **Energy efficiency rating for this property**

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

See how to improve this property's energy 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	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 100 mm loft insulation	Average
Roof	Roof room(s), ceiling insulated	Poor
Window	Some double glazing	Very poor
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 80% of fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, smokeless fuel	N/A

### Primary energy use

The primary energy use for this property per year is 343 kilowatt hours per square metre (kWh/m2).

Environmental importation property	eact of this	This property's potential production	3.8 tonnes of CO2
This property's current entrating is F. It has the poter			
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
,		Environmental impact rating assumptions about average	_
An average household produces	6 tonnes of CO2	energy use. They may not consumed by the people liv	reflect how energy is
This property produces	12.0 tonnes of CO2		

# Improve this property's energy rating

Step	Typical installation cost	Typical yearly saving
1. Room-in-roof insulation	£1,500 - £2,700	£274
2. Internal or external wall insulation	£4,000 - £14,000	£394
3. Floor insulation (suspended floor)	£800 - £1,200	£96
4. Draught proofing	£80 - £120	£39
5. Condensing boiler	£2,200 - £3,000	£248
6. Solar water heating	£4,000 - £6,000	£40
7. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£114
8. Solar photovoltaic panels	£3,500 - £5,500	£337

# 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	£2140
Potential saving if you complete every step in order	£1204

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	24541 kWh per year
Water heating	3003 kWh per year
Potential energy savings by installing insulation	

Type of insulation	Amount of energy saved
Loft insulation	287 kWh per year
Solid wall insulation	5293 kWh per year

# Saving energy in this property

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 Patrick Myers
Telephone 07931338854

Email <u>patrick@dea-ltd.co.uk</u>

## Accreditation scheme contact details

Accreditation scheme Elmhurst Energy Systems Ltd

Assessor ID EES/020242
Telephone 01455 883 250

Email <u>enquiries@elmhurstenergy.co.uk</u>

### **Assessment details**

Assessor's declaration

Date of assessment

Date of certificate

No related party
8 September 2020
9 September 2020

Type of assessment RdSAP