

# Energy performance certificate (EPC)

28 Grove Park  
LONDON  
SE5 8LG

Energy rating

D

Valid until:

19 April 2034

Certificate  
number:

6700-2189-0822-1394-  
3443

Property type

Semi-detached house

Total floor area

182 square metres

## Rules on letting this property

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

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 rating and score

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

[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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 80 C      |
| 55-68 | D             | 56 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## 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, as built, no insulation (assumed) | Very poor |
| Wall                 | Cavity wall, as built, insulated (assumed)     | Very good |
| Roof                 | Roof room(s), ceiling insulated                | Poor      |
| Window               | Mostly double glazing                          | Good      |
| Main heating         | Boiler and radiators, mains gas                | Good      |
| Main heating         | Boiler and underfloor heating, mains gas       | Good      |
| Main heating control | Programmer, room thermostat and TRVs           | Good      |
| Main heating control | Programmer and room thermostat                 | Average   |
| Hot water            | From main system                               | Good      |
| Lighting             | Low energy lighting in 84% of fixed outlets    | Very good |
| Floor                | Suspended, no insulation (assumed)             | N/A       |
| Floor                | Suspended, insulated (assumed)                 | N/A       |
| Secondary heating    | Room heaters, dual fuel (mineral and wood)     | N/A       |

### Primary energy use

The primary energy use for this property per year is 224 kilowatt hours per square metre (kWh/m<sup>2</sup>).

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## How this affects your energy bills

An average household would need to spend **£2,999 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 £1,276 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** 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:

- 21,771 kWh per year for heating
- 2,994 kWh per year for hot water

### Impact on the environment

This property's 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.

#### Carbon emissions

An average household produces 6 tonnes of CO2

This property produces 7.5 tonnes of CO2

This property's potential production 3.1 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

### Changes you could make

| Step                                    | Typical installation cost | Typical yearly saving |
|-----------------------------------------|---------------------------|-----------------------|
| 1. Room-in-roof insulation              | £1,500 - £2,700           | £529                  |
| 2. Internal or external wall insulation | £4,000 - £14,000          | £541                  |
| 3. Floor insulation (suspended floor)   | £800 - £1,200             | £112                  |
| 4. Solar water heating                  | £4,000 - £6,000           | £95                   |
| 5. Solar photovoltaic panels            | £3,500 - £5,500           | £559                  |

## Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme](https://www.gov.uk/apply-boiler-upgrade-scheme) (<https://www.gov.uk/apply-boiler-upgrade-scheme>). This will help you buy a more efficient, low carbon heating system for this property.

## More ways to save energy

Find ways to save energy in your home by visiting [www.gov.uk/improve-energy-efficiency](https://www.gov.uk/improve-energy-efficiency)

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## 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 | Stephen Moss                                                             |
| Telephone       | 07958 629347                                                             |
| Email           | <a href="mailto:westbrom100@hotmail.co.uk">westbrom100@hotmail.co.uk</a> |

### Contacting the accreditation scheme

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

|                      |                                                                                    |
|----------------------|------------------------------------------------------------------------------------|
| Accreditation scheme | Elmhurst Energy Systems Ltd                                                        |
| Assessor's ID        | EES/005123                                                                         |
| Telephone            | 01455 883 250                                                                      |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|                        |                       |
|------------------------|-----------------------|
| Assessor's declaration | No related party      |
| Date of assessment     | 18 April 2024         |
| Date of certificate    | 20 April 2024         |
| Type of assessment     | <a href="#">RdSAP</a> |

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