# Energy performance certificate (EPC) 84 GIBBON ROAD LONDON SE15 3XL Energy rating D Valid until: 21 November 2030 Certificate number: 2202-3901-5209-7820-6204 Property type Mid-terrace house Total floor area 52 square metres

# Rules on letting this property

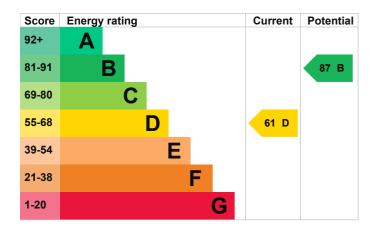
Properties can be let if they have an energy rating from A to E.

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).

## **Energy rating and score**

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

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	Cavity wall, filled cavity	Good
Roof	Pitched, insulated at rafters	Poor
Roof	Pitched, limited insulation (assumed)	Poor
Window	Single glazed	Very poor
Main heating	Community scheme	Good
Main heating control	Flat rate charging, TRVs	Average
Hot water	Community scheme, no cylinder thermostat	Good
Lighting	Low energy lighting in 14% of fixed outlets	Poor
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

#### Primary energy use

The primary energy use for this property per year is 305 kilowatt hours per square metre (kWh/m2).

# How this affects your energy bills

An average household would need to spend £626 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 £218 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2020** 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:

- 4,909 kWh per year for heating
- 3,193 kWh per year for hot water

# Impact on the environment

This property's environmental impact rating is D. It has the potential to be B.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

This property produces	2.8 tonnes of CO2	
This property's potential production	0.7 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.

#### Carbon emissions

An average household produces

6 tonnes of CO2

#### Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Party wall insulation	£300 - £600	£25
2. Floor insulation (solid floor)	£4,000 - £6,000	£15
3. Increase hot water cylinder insulation	£15 - £30	£36
4. Low energy lighting	£30	£34
5. Solar water heating	£4,000 - £6,000	£51
6. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£55
7. Solar photovoltaic panels	£3,500 - £5,500	£338

#### Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

#### Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Free energy saving improvements: Home Upgrade Grant (www.gov.uk/apply-home-upgrade-grant)
- Insulation: Great British Insulation Scheme (www.gov.uk/apply-great-british-insulation-scheme)
- · Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)
- Help from your energy supplier: Energy Company Obligation (www.gov.uk/energy-company-obligation)

# 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	Denholm Butler
Telephone	01296 311890
Email	admin@bierce.co.uk

### **Contacting the accreditation scheme**

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

Elmhurst Energy Systems Ltd	
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enquiries@elmhurstenergy.co.uk	
No related party	
20 November 2020	
22 November 2020	
RdSAP	