

Energy performance certificate (EPC)

48b, Nutbrook Street
LONDON
SE15 4LE

Energy rating

D

Valid until 16 February 2021

Certificate number

9808-8093-6222-8739-9904

Property type

Top-floor flat

Total floor area

49 square metres

Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on 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 efficiency rating for this property

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

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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

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

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

The average energy rating and score for a property in England and Wales are D (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
Walls	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 200 mm loft insulation	Good
Windows	Some double glazing	Poor
Main heating	Boiler and radiators, mains gas	Average
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Average
Lighting	Low energy lighting in 20% of fixed outlets	Poor
Other	(other premises below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 314 kilowatt hours per square metre (kWh/m²).

[What is primary energy use?](#)

Environmental impact of this property

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

For an average household	6 tonnes of CO ₂
This property produces	2.6 tonnes of CO ₂
This property's potential reduction	1.8 tonnes of CO ₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 0.8 tonnes per year. This will help to protect the environment.

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

How to improve this property's energy performance

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

If you make all of the recommended changes, this will improve the property's energy rating and score from D (68) to C (78).

[What is an energy rating?](#)



Recommendation 1: Low energy lighting

Low energy lighting

Typical installation cost

Information unavailable

Typical yearly saving

£16

Potential rating after carrying out recommendation 1

69 | C

Recommendation 2: Heating controls (thermostatic radiator valves)

Heating controls (TRVs)

Typical installation cost

Information unavailable

Typical yearly saving

£16

Potential rating after carrying out recommendations 1 and 2

70 | C

Recommendation 3: Replace boiler with new condensing boiler

Replace boiler with new condensing boiler

Typical installation cost

Information unavailable

Typical yearly saving

£107

Potential rating after carrying out recommendations 1 to 3

78 | C

Recommendation 4: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost

Information unavailable

Typical yearly saving

£28

Potential rating after carrying out recommendations 1 to 4

79 | C

Recommendation 5: Internal or external wall insulation

Internal or external wall insulation

Typical installation cost

Information unavailable

Typical yearly saving

£73

Potential rating after carrying out recommendations 1 to 5

84 | B

Looking for energy improvements

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

Estimated energy use and potential savings

Estimated yearly energy cost for this property

£579

Potential saving

£139

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

The estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

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

Heating use in this property

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

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

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

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

Rob Louis

Telephone

07956 980426

Email

roblouis@hotmail.com

Accreditation scheme contact details

Accreditation scheme

Northgate

Assessor ID

NGIS801368

Telephone

01455 883 250

mailenquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration	No related party
Date of assessment	10 February 2011
Date of certificate	17 February 2011
Type of assessment	▶ RdSAP

Other certificates for this property

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

There are no related certificates for this property.