Energy performance certificate (EPC)

56 Carlton Grove Energy LONDON SE15 2UE	Energy rating	Valid until:	2 September 2034
		Certificate number:	0229-3041-6201-4444-5204
Property type	Ground-floor maisonette		
Total floor area	95 square metres		

Rules on letting this property

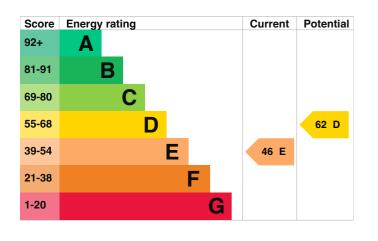
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance for landlords on the regulations and exemptions</u> (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 E. It has the potential to be D.

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	Average
Roof	Flat, no insulation (assumed)	Very poor
Window	Fully double glazed	Good
Main heating	Community scheme	Good
Main heating control	Flat rate charging, no thermostatic control of room temperature	Very poor
Hot water	Community scheme, no cylinder thermostat	Good
Lighting	Low energy lighting in 50% of fixed outlets	Good
Roof	(another dwelling above)	N/A
Floor	Solid, no insulation (assumed)	N/A
Floor	To unheated space, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 337 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £2,284 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 £725 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:

- 12,677 kWh per year for heating
- 2,672 kWh per year for hot water

Impact on the env	rironment	This property produces	5.6 tonnes of CO2
This property's environm is E. It has the potential t		This property's potential production	3.8 tonnes of CO2
Properties get a rating fro (worst) on how much car they produce each year. Carbon emissions	· · · ·	You could improve this emissions by making the changes. This will help environment.	he suggested
An average household produces	6 tonnes of CO2	These ratings are base about average occupa People living at the pro different amounts of er	ncy and energy use. operty may use

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£452
2. Party wall insulation	£300 - £600	£106
3. Floor insulation (solid floor)	£4,000 - £6,000	£109
4. Low energy lighting	£25	£58

Help 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.

More ways to save energy

Find ways to save energy in your home by visiting <u>www.gov.uk/improve-energy-efficiency</u>

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	Patrick Myers
Telephone	07931338854
Email	patrick@london-living.com

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/020242
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	2 September 2024
Date of certificate	3 September 2024
Type of assessment	RdSAP