

Energy performance certificate (EPC)

| | | |
|----------------------------------------|---------------------------|-----------------------------------------------------|
| 20 Escott Gardens LONDON SE9 4BQ | Energy rating D | Valid until: 23 August 2033 |
| | | Certificate number: 2843-1004-5228-9257-3204 |

Property type

Mid-terrace house

Total floor area

67 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 current energy rating is D. It has the potential to be B.

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 88 B |
| 69-80 | C | | |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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 | Pitched, 200 mm loft insulation | Good |
| Window | Fully double glazed | Good |
| Main heating | Boiler and radiators, mains gas | Good |
| Main heating control | Programmer, no room thermostat | Very poor |
| Hot water | From main system | Good |
| Lighting | Low energy lighting in all fixed outlets | Very good |

| Feature | Description | Rating |
|-------------------|------------------------------------|--------|
| Floor | Suspended, no insulation (assumed) | N/A |
| Secondary heating | None | N/A |

Primary energy use

The primary energy use for this property per year is 236 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£1,426 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 £497 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- 6,228 kWh per year for heating
- 1,965 kWh per year for hot water

Impact on the environment

This property's current 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. CO₂ harms the environment.

Carbon emissions

An average household produces

6 tonnes of CO₂

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.

Changes you could make

▶ [Do I need to follow these steps in order?](#)

Step 1: Floor insulation (suspended floor)**Typical installation cost**

£800 - £1,200

Typical yearly saving

£114

Potential rating after completing step 1**69 C****Step 2: Heating controls (room thermostat and TRVs)****Typical installation cost**

£350 - £450

Typical yearly saving

£164

Potential rating after completing steps 1 and 2**72 C****Step 3: Replace boiler with new condensing boiler****Typical installation cost**

£2,200 - £3,000

Typical yearly saving

£141

Potential rating after completing steps 1 to 3**75 C**

Step 4: Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£77

Potential rating after completing steps 1 to 4

76 C

Step 5: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£670

Potential rating after completing steps 1 to 5

88 B

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.](#)

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

Carol Stewart

Telephone

07853 221 384

Emailenergysavers.cs@gmail.com

Contacting the accreditation scheme

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

Accreditation schemeStroma Certification Ltd

Assessor's IDSTRO006996

Telephone0330 124 9660

Emailcertification@stroma.com

About this assessment**Assessor's declaration**No related party

Date of assessment24 August 2023

Date of certificate24 August 2023

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 dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number[7708-6964-7200-0222-8994 \(/energy-certificate/7708-6964-7200-0222-8994\)](https://energy-certificate/7708-6964-7200-0222-8994)

Expired on
31 July 2022
