Energy performance certificate (EPC)			
Flat 16 Millbrook House Peckham Park Road LONDON SE15 6TG	Energy rating	Valid until: 23 October 2032 Certificate number: 9320-2474-5200-2422-7155	
Property type	Mid-floor flat		
Total floor area		74 square metres	

Rules on letting this property

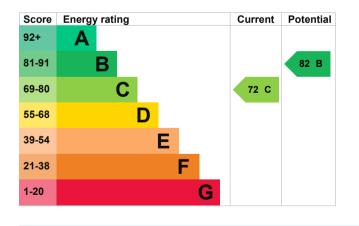
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance for landlords on the regulations and exemptions</u> (<u>https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</u>).

Energy rating and score

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

<u>See how to improve this property's energy</u> <u>efficiency</u>.



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	Solid brick, as built, no insulation (assumed)	Very poor
Window	Some double glazing	Very poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 75% of fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 174 kilowatt hours per square metre (kWh/m2).

Environmental impact of this	
property	

This property's current environmental impact rating is C. 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.

An average household produces	6 tonnes of CO2	
This property produces	2.3 tonnes of CO2	

This property's potential 1.2 tonnes of CO2 production

You could improve this property's CO2 emissions by making the suggested changes. 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.

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£139
2. Low energy lighting	£10	£16

Step	Typical installation Typical yearly cost saving
3. Replace single glazed windows with low-E double windows	glazed £3,300 - £6,500 £41
Paying for energy improvements	
You might be able to get a grant from the <u>Boiler Up</u> <u>scheme</u>). This will help you buy a more efficient, low	ograde Scheme (https://www.gov.uk/apply-boiler-upgrade- v carbon heating system for this property.
Estimated energy use and potential savings	Heating a property usually makes up the majority of energy costs.
Based on average energy costs when this EPC was created:	Estimated energy used to heat this property
Estimated vearly energy £556	Type of heating Estimated energy used
Estimated yearly energy £556 cost for this property	Space heating 6039 kWh per year
Potential saving if you £196	Water heating 2052 kWh per year
complete every step in order	Potential energy savings by installing insulation
The estimated cost shows how much the	Type of insulation Amount of energy saved
average household would spend in this property for heating, lighting and hot water. It is not based	Solid wall insulation 3386 kWh per year
on how energy is used by the people living at the property.	Saving energy in this property
Heating use in this property	Find ways to save energy in your home by visiting <u>www.gov.uk/improve-energy-efficiency</u> .

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	
Telephone	
Email	

Albert Awuah 07940 503902 aawuah@talktalk.net

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate Type of assessment Elmhurst Energy Systems Ltd EES/006089 01455 883 250 <u>enquiries@elmhurstenergy.co.uk</u>

No related party 24 October 2022 24 October 2022 RdSAP