Energy performance certificate (EPC)			
27, Beatrice Place LONDON SW19 6BS	Energy rating	Valid until: 7 November 2028 Certificate number: 0268-1940-7329-6818-3950	
Property type		Mid-terrace house	
Total floor area		160 square metres	

## Rules on letting this property

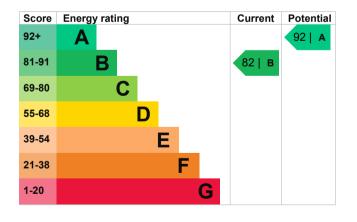
Properties can be rented if they have an energy rating from A to E.

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 the regulations and exemptions (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 B. It has the potential to be A.

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



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.

For properties in England and Wales:

the average energy rating is D the average energy score is 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	Average thermal transmittance 0.16 W/m²K	Very good
Roof	Average thermal transmittance 0.1 W/m²K	Very good
Floor	Average thermal transmittance 0.10 W/m²K	Very good
Windows	High performance glazing	Very good
Main heating	Air source heat pump, Underfloor heating, pipes in concrete slab, electric	Very good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Poor
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 4.7 m³/h.m² (as tested)	Good
Secondary heating	None	N/A

#### Primary energy use

The primary energy use for this property per year is 83 kilowatt hours per square metre (kWh/m2).

of this	This property produces	2.2 tonnes of CO2	
This property's current environmental impact rating is B. It has the potential to be A.		0.9 tonnes of CO2	
Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.		By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 1.3 tonnes per year. This will help to protect the environment	
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### Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from B (82) to A (92).

Step	Typical installation cost	Typical yearly saving
1. Solar water heating	£4,000 - £6,000	£134
2. Solar photovoltaic panels	£5,000 - £8,000	£299

#### Paying 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	£714
Potential saving	£135

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The potential saving shows how much money you could save if you <u>complete each</u> recommended step in order.

For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u>

(https://www.simpleenergyadvice.org.uk/).

#### Heating use in this property

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

## Estimated energy used to heat this property

Type of heating	Estimated energy used	
Space heating	4491 kWh per year	
Water heating	2364 kWh per year	

## Potential energy savings by installing insulation

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

### 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	

Carlos Bernal 02078210800 carlos.bernal@tuv-sud.co.uk

#### Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

#### Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

Stroma Certification Ltd STRO032639 0330 124 9660 certification@stroma.com

No related party 6 November 2018 8 November 2018 SAP