Energy performance certificate (EPC)			
Flat 10 Thorold House Pepper Street LONDON SE1 0EL	Energy rating	Valid until:	18 July 2033
		Certificate number:	2982-2033-7206-5837-5204
Property type	Т	op-floor flat	
Total floor area	56 square metres		

# Rules on letting this property

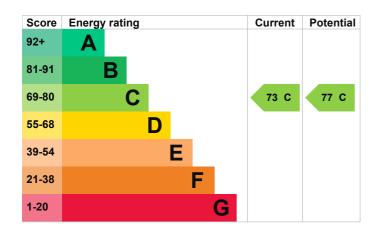
Properties can be let if they have an energy rating from A to E.

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).

## **Energy rating and score**

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

<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
Wall	Cavity wall, as built, partial insulation (assumed)	Average
Roof	Flat, insulated	Good
Window	Fully double glazed	Average
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 all fixed outlets	Very good
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

#### Primary energy use

The primary energy use for this property per year is 177 kilowatt hours per square metre (kWh/m2).

## How this affects your energy bills

An average household would need to spend **£942 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 £177 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:

- 4,679 kWh per year for heating
- 1,594 kWh per year for hot water

## Impact on the environment

This property produces	1.7 tonnes of CO2
This property's potential production	1.3 tonnes of CO2
You could improve this prope making the suggested chang 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.	

## Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£178

## Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

## Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

• Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)

# 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	Robin Stevens
Telephone	02079657452
Email	robin@jamesstevens.co.uk

## Contacting the accreditation scheme

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

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STR0034002
Telephone	0330 124 9660
Email	certification@stroma.com

### About this assessment

Assessor's declaration	No related party
Date of assessment	28 June 2023
Date of certificate	19 July 2023
Type of assessment	RdSAP