Energy performance certificate (EPC)

Certificate contents

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102 BISHOPS ROAD
LONDON
SW6 7AR

Energy rating

E

Valid until	Certificate number
3 June 2031	4639-1836-3000-0517-6206

Property type	Mid-terrace house
Total floor area	157 square metres

Rules on letting this property

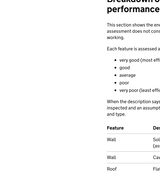
Properties can be rented if they have an energy rating from A to E.

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.

Energy efficiency rating for this property

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

See how to improve this property's energy 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
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Flat, no insulation (assumed)	Very poor
Roof	Flat, insulated (assumed)	Average
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	Average
Lighting	Low energy lighting in 33% of fixed outlets	Average
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 312 kilowatt hours per square metre (kWh/m2).

What is primary energy use?

Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO2). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO2 emissions.

An average household produces	6 tonnes of CO2
This property produces	8.7 tonnes of CO2
This property's potential production	3.6 tonnes of CO2

By making the recommended changes, you could reduce this property's CO2 emissions by 5.1 tonnes per year. 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.

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from E (44) to C (75).

What is an energy rating?

Potential energy rating

C

Recommendation 1: Flat roof or sloping ceiling insulation

Flat roof or sloping ceiling insulation

Typical installation cost	£850 - £1,500
Typical yearly saving	£196
Potential rating after carrying out recommendation 1	50 E

Recommendation 2: Internal or external wall insulation

Internal or external wall insulation

Typical installation cost	£4,000 - £14,000
Typical yearly saving	£127
Potential rating after carrying out recommendations 1 and 2	54 E

Recommendation 3: Floor insulation (suspended floor)

Floor insulation (suspended floor)

Typical installation cost	£800 - £1,200
Typical yearly saving	£31
Potential rating after carrying out recommendations 1 to 3	56 D

Recommendation 4: Draught proofing

Draught proofing

Typical installation cost	£80 - £120
Typical yearly saving	£28
Potential rating after carrying out recommendations 1 to 4	57 D

Recommendation 5: Low energy lighting

Low energy lighting

Typical installation cost	£80
Typical yearly saving	£56
Potential rating after carrying out recommendations 1 to 5	59 D

Recommendation 6: Replace boiler with new condensing boiler

Condensing boiler

Typical installation cost	£2,200 - £3,000
Typical yearly saving	£200
Potential rating after carrying out recommendations 1 to 6	65 D

Recommendation 7: Solar water heating

Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£43
Potential rating after carrying out recommendations 1 to 7	66 D

Recommendation 8: Double glazed windows

Replace single-glazed windows with low-E double glazed windows

Typical installation cost	£3,300 - £6,500
Typical yearly saving	£88
Potential rating after carrying out recommendations 1 to 8	69 C

Recommendation 9: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

Typical installation cost	£3,500 - £5,500
Typical yearly saving	£339
Potential rating after carrying out recommendations 1 to 9	75 C

Paying for energy improvements

Find energy grants and ways to save energy in your home.

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£1,743
Potential saving	£769

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 estimated saving is based on making all of the recommendations in how to improve this property's energy performance.

For advice on how to reduce your energy bills visit Simple Energy Advice.

Heating use in this property

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

Estimated energy used to heat this property	
Space heating	18378 kWh per year
Water heating	2885 kWh per year

Potential energy savings by installing insulation	
Type of insulation	**Amount of energy saved**
Solid wall insulation	1755 kWh per year

You might be able to receive Renewable Heat Incentive payments. This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

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	Jane Tanpney
Telephone	07775 646151
Email	jane.tanpney@gmail.com

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/020325
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration	No related party
Date of assessment	3 June 2021
Date of certificate	4 June 2021
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 ebcls.digital.services@communities.gov.uk or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.