## Energy performance certificate (EPC)

45 Kendall Avenue South SOUTH CROYDON CR2 0QR	Energy rating	Valid until: Certificate number:	5 January 2033 0091-1202-0707-8665-0204
Property type	Semi-detached house		
Total floor area		154 square m	etres

### Rules on letting this property

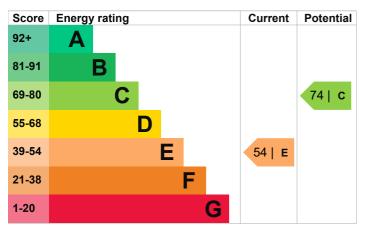
Properties can be let if they have an energy rating from A to E.

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 efficiency rating for this property

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

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



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, no insulation (assumed)	Poor
Roof	Pitched, 270 mm loft insulation	Good
Window	Mostly double glazing	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system, no cylinder thermostat	Average
Lighting	Low energy lighting in 81% of fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, wood logs	N/A

#### Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

• Biomass secondary heating

#### Primary energy use

The primary energy use for this property per year is 261 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property	This property produces	6.0 tonnes of CO2
This property's current environmental impact rating is E. It has the potential to be C.	This property's potential production	3.0 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 3.0 tonnes per year. This will help to protect	
Properties with an A rating produce less CO2	the environment.	
than G rated properties.	Environmental impact rati	ngs are based on
An average household 6 tonnes of CO2 produces	assumptions about avera energy use. They may no is consumed by the peop property.	t reflect how energy

### 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 E (54) to C (74).

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£355
2. Floor insulation (suspended floor)	£800 - £1,200	£79
3. Hot water cylinder thermostat	£200 - £400	£32
4. Solar photovoltaic panels	£3,500 - £5,500	£354

#### Paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022)</u>. This will help you buy a more efficient, low carbon heating system for this property.

## Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£1520
Potential saving	£466

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.

Find ways to save energy in your home.

#### 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	20998 kWh per year	
Water heating	2811 kWh per year	
Potential energy savings by installing insulation		
Type of insulation	Amount of energy saved	
Cavity wall insulation	440 kWh per year	
Solid wall insulation	6516 kWh per year	

#### 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 Ross Yellowlees 07944625061 <u>rossyellowlees@hotmail.co.uk</u>

#### Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email Quidos Limited QUID206987 01225 667 570 info@quidos.co.uk

#### Assessment details

Assessor's declaration Date of assessment Date of certificate Type of assessment No related party 6 January 2023 6 January 2023 RdSAP