## Energy performance certificate (EPC) - Find an...

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#### Find an energy certificate

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# **Energy performance** certificate (EPC)

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47 Eden Park Avenue BECKENHAM BR3 3HJ **Energy rating** 

Valid until

30 April 2034

Certificate number

0370-2359-3350-2504-4721

#### **Property type**

Semi-detached house

#### Total floor area

120 square metres

# Rules on letting this property

Properties can be let if they have an energy rating

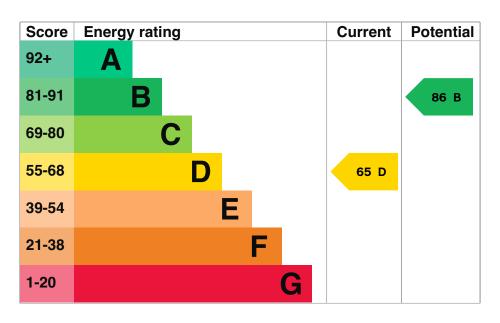
from A to E.

You can read <u>guidance for landlords on the</u> regulations and exemptions.

# **Energy rating and score**

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

See how to improve this property's energy efficiency.



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

Programmer, room thermostat and TRVs	Good
From main system	Good
Low energy lighting in 50% of fixed outlets	Good
Suspended, no insulation (assumed)	N/A
None	N/A
	thermostat and TRVs  From main system  Low energy lighting in 50% of fixed outlets  Suspended, no insulation (assumed)

209 kilowatt hours per square metre (kWh/m2).

About primary energy use

Solid brick, as built, no

insulation (assumed)

Pitched, 100 mm loft

Fully double glazed

Boiler and radiators.

insulation

Very

poor

**Average** 

**Average** 

Good

Wall

Roof

Window

Main

# How this affects your energy bills

An average household would need to spend **£1,772 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 £708 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** 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:

- 13,458 kWh per year for heating
- 2,853 kWh per year for hot water

# Impact on the environment

This property's environmental impact rating is D. 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.

#### **Carbon emissions**

#### An average household produces

6 tonnes of CO2

#### This property produces

4.4 tonnes of CO2

# This property's potential production

1.5 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to 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.

## Changes you could make

Do I need to follow these steps in order?

## Step 1: Internal or external wall insulation

Typical installation cost

£4,000 - £14,000

Typical yearly saving

Potential rating after completing step 1



£800 - £1.200

f478

Step 2: Floor insulation (suspended floor)

Typical installation cost

Typical yearly saving

£76

Potential rating after completing steps 1 and 2

75 C

# Step 3: Low energy lighting

Typical installation cost

£40

Typical yearly saving

£63

Potential rating after completing steps 1 to 3

76 C

Step 4: Solar water heating

Typical installation cost

£4,000 - £6,000

£91

Typical yearly saving

-:--!:--<del>----</del>

Potential rating after completing steps 1 to 4

77 C

Step 5: Solar photovoltaic panels, 2.5 kWp



## Typical yearly saving

Typical installation cost

£569

# Potential rating after completing steps 1 to 5



## Help paying for energy improvements

You might be able to get a grant from the <u>Boiler</u> <u>Upgrade Scheme</u>. This will help you buy a more efficient, low carbon heating system for this property.

#### More ways to save energy

Find ways to save energy in your home

# 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's name Harley Simpson **Telephone** 07966 102 216 **Email** hello@planpix.com Contacting the accreditation scheme If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme. Accreditation scheme Elmhurst Energy Systems Ltd Assessor's ID EES/025451

assessor who created it.

# 01455 883 250

**Telephone** 

**Email** 

enquiries@elmhursteneray.co.uk

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### About this assessment

### Assessor's declaration

No related party

#### Date of assessment

1 May 2024

#### **Date of certificate**

1 May 2024

# Type of assessment



# 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

<u>dluhc.digital-services@levellingup.gov.uk</u> or call our helpdesk on <u>020 3829 0748</u> (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

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