

Energy performance certificate (EPC)

Certificate contents

- Rules on letting this property
- Energy performance rating for this property
- Breakdown of property's energy performance
- Environmental impact of this property
- Improve this property's energy performance
- Estimated energy use and potential savings
- Contacting the assessor and accreditation scheme
- Other certificates for this property

Share this certificate

- ✉ Email
- 📄 Copy link to clipboard
- 🖨 Print

47b Roehampton Lane LONDON SW15 5LT		Energy rating D
Valid until 4 September 2029	Certificate number 8341-6921-6630-9485-6906	

Property type	Mid-floor flat
Total floor area	103 square metres

Rules on letting this property

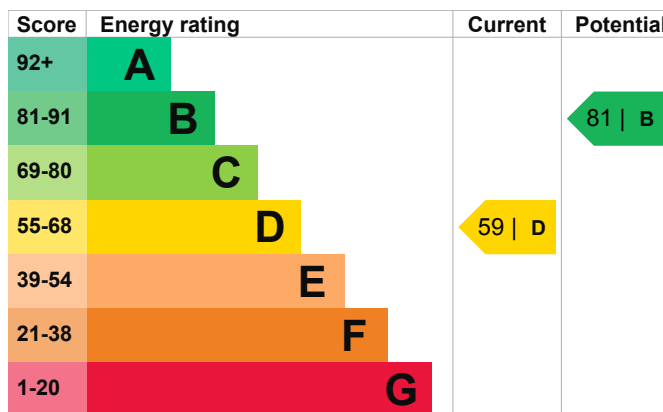
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy efficiency rating for this property

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

[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
Window	Single glazed	Very poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system	Good
Lighting	Low energy lighting in 50% of fixed outlets	Good
Roof	(another dwelling above)	N/A
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

Primary energy use

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

► [What is primary energy use?](#)

Environmental impact of this property

This property's current environmental impact rating is E. It has the potential to be B.

Properties are rated in a scale from A to G based on how much carbon dioxide (CO₂) they produce.

Properties with an A rating produce less CO₂ than G rated properties.

An average household produces	6 tonnes of CO ₂
This property produces	4.7 tonnes of CO ₂

This property's potential production

1.8 tonnes of CO2

By making the [recommended changes](#), you could reduce this property's CO2 emissions by 2.9 tonnes per year. This will help to protect the environment.

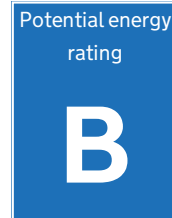
Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

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 D (59) to B (81).

► [Do I need to follow these steps in order?](#)



Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£376
2. Draught proofing	£80 - £120	£9
3. Low energy lighting	£30	£33
4. Heating controls (room thermostat and TRVs)	£350 - £450	£63
5. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£63

Paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme](#). This will help you buy a more efficient, low carbon heating system for this property.

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£1017
Potential saving	£544

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 [complete each 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	13454 kWh per year
Water heating	2247 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Solid wall insulation	7589 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	Oliver Bennett
Telephone	07857225255
Email	oliverbennet@hotmail.co.uk

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/019799
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration	No related party
Date of assessment	5 September 2019
Date of certificate	5 September 2019
Type of assessment	▶ RdSAP

[Accessibility statement](#) [Cookies on our service](#) [Feedback](#)

OGL All content is available under the [Open Government Licence v3.0](#), except where otherwise stated



© Crown copyright