# **Energy performance certificate (EPC)**

Flat 6 Vena House 83 Purley Downs Road CROYDON CR2 0RJ Energy rating

Valid until: 23 June 2031

Certificate number: 2144-5016-6326-9319-6244

Property type Mid-floor flat

Total floor area 61 square metres

# Rules on letting this property

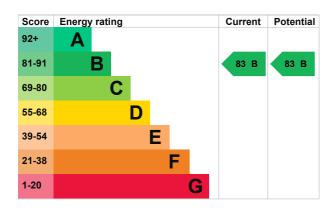
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance</u> for <u>landlords</u> on the <u>regulations</u> and <u>exemptions</u> (<a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-quidance">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-quidance</a>).

# **Energy rating and score**

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

<u>See how to improve this property's energy 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
Walls	Average thermal transmittance 0.15 W/m²K	Very good
Floor	Average thermal transmittance 0.17 W/m²K	Very good
Windows	High performance glazing	Very good
Main heating	Boiler & underfloor, mains gas	Good
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 4.9 m³/h.m² (as tested)	Good
Roof	(other premises above)	N/A
Secondary heating	None	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:

· Solar photovoltaics

### Primary energy use

The primary energy use for this property per year is 63 kilowatt hours per square metre (kWh/m2).

# How this affects your energy bills

An average household would need to spend £294 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 £0 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2021** 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:

- 1,160 kWh per year for heating
- 1,777 kWh per year for hot water

# Impact on the environment

This property's environmental impact rating is B. 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 0.7 tonnes of CO2

This property's 0.7 tonnes of CO2
potential production

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

The assessor did not make any recommendations for this property.

#### Help paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-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 by visiting www.gov.uk/improve-energy-efficiency.

## 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	Andrew Mitchell
Telephone	01892 891 280
Email	andy.mitchell@stroma.com

#### **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	STRO001070	
Telephone	0330 124 9660	
Email	certification@stroma.com	
About this assessment		
Assessor's declaration	No related party	
Date of assessment	24 June 2021	
Date of certificate	24 June 2021	
Type of assessment	SAP	
<b>7</b> 1		