Energy performance certificate (EPC)

6, Sistine House , 2 Caesar Road Beckenham BR3 3UP

Energy rating

Valid until:

15 November 2032

Certificate number:

9366-3904-7309-6222-8204

Property type

Mid-floor flat

Total floor area

92 square metres

Rules on letting this property

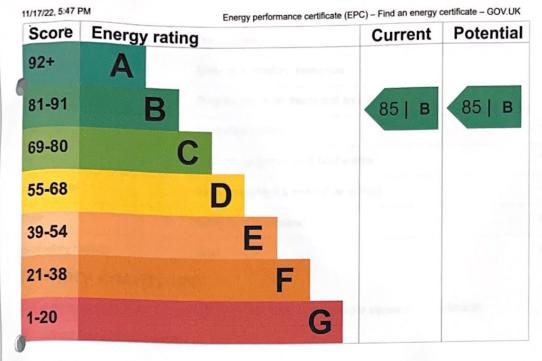
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

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

ee 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 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
Walls	Average thermal transmittance 0.24 W/m²K	Very good
Roof	Average thermal transmittance 0.15 W/m²K	Good
Windows	High performance glazing	Very good

11/17/22, 5:47 PM	Energy performance certificate (EPC) - Find an energy certificate - GOV.UK		
Feature	Description	Rating	
Main heating	Boiler and radiators, mains gas	Good	
Main heating control	Programmer, room thermostat and TRVs	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	
Floor	(other premises below)	N/A	
Secondary heating	None	N/A	

Primary energy use

The primary energy use for this property per year is 69 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 B. 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 CO2

This property produces

1.1 tonnes of CO2

This property's potential production

1.1 tonnes of CO2

By making the <u>recommended changes</u>, you could reduce this property's CO2 emissions by 0.0 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.

11/17/22, 5:47 PM

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Improve this property's energy performance

The assessor did not make any recommendations for this property.

simple Energy Advice has guidance on improving a property's energy use. (https://www.simpleenergyadvice.org.uk/)



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.

ind energy grants and ways to save energy in your home (https://www.gov.uk/improve-energy-efficiency).

Estimated energy use and potential savings

Estimated yearly energy cost for this property

£341

Potential saving

£0

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.

For advice on how to reduce your energy bills visit Simple Energy Advice (https://www.gov.uk/improve-energy-efficiency).

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

1924 kWh per year

Water heating

1701 kWh per year

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

Contacting the assessor and accreditation scheme

11/17/22, 5:47 PM

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

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.

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

Christopher Nicholls

Telephone

02033971373

Email

<u>hris@briaryenergy.co.uk</u>

Accreditation scheme contact details

Accreditation scheme

Elmhurst Energy Systems Ltd

Assessor ID

EES/023693

Telephone

1455 883 250

Email

enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration

No related party

Date of assessment

6 November 2022

Date of certificate

16 November 2022

Type of assessment

> SAP

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

There are no related certificates for this property.