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# Energy performance certificate (EPC)

Flat 28 Felix Court 90 Warner Road LONDON SE5 9HQ	Energy rating <b>C</b>	Valid until: <b>23 October 2035</b>
		Certificate number: <b>2011-3811-2492-2481-4091</b>

**Property type** Top-floor flat

**Total floor area** 50 square metres

## Rules on letting this property

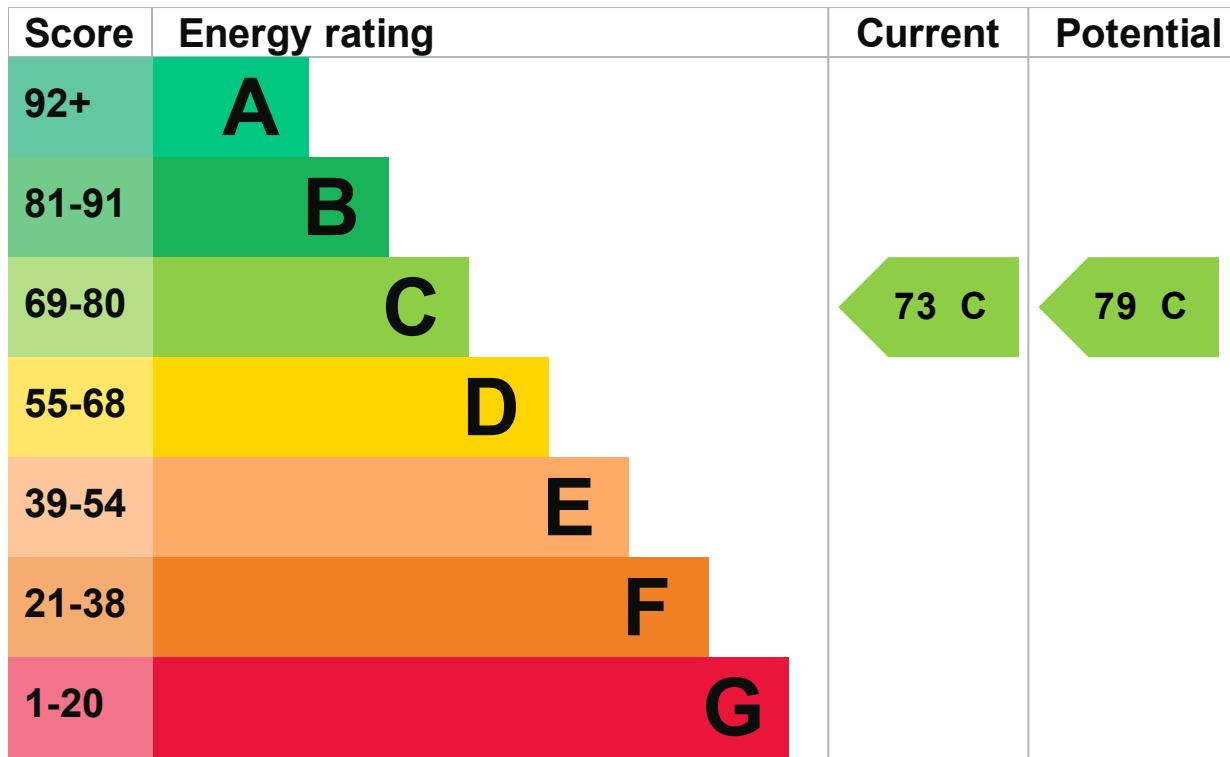
Properties can be let if they have an energy rating from A to E.

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 rating and score

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

[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
Wall	Solid brick, as built, insulated (assumed)	Good
Roof	Flat, insulated (assumed)	Good
Window	Fully double glazed	Average
Main heating	Community scheme	Average

Feature	Description	Rating
Main heating control	Charging system linked to use of community heating, TRVs	Good
Hot water	Community scheme	Average
Lighting	Excellent lighting efficiency	Very good
Floor	(another dwelling below)	N/A
Air tightness	(not tested)	N/A
Secondary heating	None	N/A

## Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO<sub>2</sub>. 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:

- Community combined heat and power

## Primary energy use

The primary energy use for this property per year is 25 kilowatt hours per square metre (kWh/m<sup>2</sup>).

### ► [About primary energy use](#)

## Additional information

Additional information about this property:

- PV recommended

When considering the PV installation consider installing PV battery and a PV diverter for water heating.

## Smart meters

This property had **no smart meters** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out how to get a smart meter \(https://www.smartenergygb.org/\)](https://www.smartenergygb.org/)

## How this affects your energy bills

### Heating this property

Estimated energy needed in this property is:

- 479 kWh per year for heating
- 5,393 kWh per year for hot water

## Impact on the environment

This property's environmental impact rating is A. It has the potential to be A.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

## Carbon emissions

<b>An average household produces</b>	6 tonnes of CO2
<b>This property produces</b>	0.2 tonnes of CO2
<b>This property's potential production</b>	0.4 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.

# Steps you could take to save energy

## ► Do I need to follow these steps in order?

### Step 1: Hot water cylinder insulation

Insulate hot water cylinder with 80 mm jacket

Typical installation cost	£20 - £40
Typical yearly saving	£248
Potential rating after completing step 1	79 C

### Advice on making energy saving improvements

[Get detailed recommendations and cost estimates](#)

### Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Heat pumps and biomass boilers: [Boiler Upgrade Scheme](#)

## 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	Abiodun Akinsola
Telephone	07759734191
Email	<a href="mailto:abiakinsola72@yahoo.co.uk">abiakinsola72@yahoo.co.uk</a>

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

<b>Accreditation scheme</b>	ECMK
<b>Assessor's ID</b>	ECMK306305
<b>Telephone</b>	0333 123 1418
<b>Email</b>	<a href="mailto:info@ecmk.co.uk">info@ecmk.co.uk</a>

## About this assessment

<b>Assessor's declaration</b>	No related party
<b>Date of assessment</b>	24 October 2025
<b>Date of certificate</b>	24 October 2025
<b>Type of assessment</b>	► <a href="#">RdSAP</a>

## 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 [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

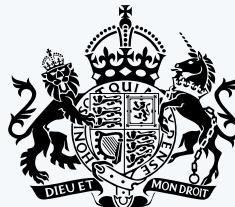
<b>Certificate number</b>	<a href="#">0127-3850-7639-9594-4211 (/energy-certificate/0127-3850-7639-9594-4211)</a>
<b>Expired on</b>	13 July 2024



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