

# Energy performance certificate (EPC)

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Flat 4 2 Alexander Road COULSDON CR5 3JD		Energy rating 
Valid until <b>1 December 2031</b>	Certificate number <b>5191-6425-0022-5006-0293</b>	

## Property type

Mid-floor flat

## Total floor area

61 square metres

## Share this certificate

Email

## 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 C. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Energy efficiency chart This property's current energy rating is C with a score of 77. It has a potential energy rating of C with a score of 80.

.letter { font-size: 40px; font-family: sans-serif; fill: #0b0c0c; font-weight: bold; } .current-potential-number { font-size: 22px; font-family: sans-serif; fill: #000; line-height: 50px; margin-top: 100px; } .small-letter { font-size: 19px; font-family: sans-serif; fill: #0b0c0c; font-weight: bold; text-align: center; } .small { font-size: 20px; font-family: sans-serif; fill: #0b0c0c; line-height: 50px; margin-top: 100px; font-weight: bold; } .band-a{ fill: #00C781 } .band-b{ fill: #19b459 } .band-c{ fill: #8dce46 } .band-d{ fill: #ffd500 } .band-e{ fill: #fcaa65 } .band-f{ fill: #ef8023 } .band-g{ fill: #e9153b } .band-a-score{ fill: #64C7A4 } .band-b-score{ fill: #72CA8B } .band-c-score{ fill: #b4df86 } .band-d-score{ fill: #ffe666 } .band-e-score{ fill: #fdc79b } .band-f-score{ fill: #f4ac71 } .band-g-score{ fill: #f2738a }

A B C D E F G 92+ 81-91 69-80 55-68 39-54 21-38 1-20 Score  
Energy rating Current Potential 77 | C 80 | C

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

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## 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	Cavity wall, as built, no insulation (assumed)	Poor
Wall	Cavity wall, as built, partial insulation (assumed)	Average
Window	Fully double glazed	Average
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
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 157 kilowatt hours per square metre (kWh/m<sup>2</sup>).

► [What is primary energy use?](#)

## Additional information

Additional information about this property:

- Cavity fill is recommended

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## Environmental impact of this property

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

Properties are rated in a scale from A to G based on how much carbon dioxide (CO<sub>2</sub>) they produce.

Properties with an A rating produce less CO<sub>2</sub> than G rated properties.

<b>An average household produces</b>	6 tonnes of CO2
<b>This property produces</b>	1.7 tonnes of CO2
<b>This property's potential production</b>	1.3 tonnes of CO2

By making the [recommended changes](#), you could reduce this property's CO2 emissions by 0.4 tonnes per year. This will help to protect the environment.

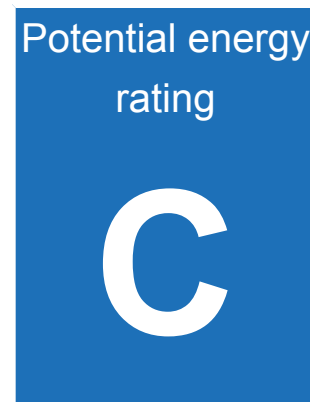
Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

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## 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 C (77) to C (80).



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

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### Step 1: Cavity wall insulation

**Typical installation cost** £500 - £1,500

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<b>Typical yearly saving</b>	£61
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<b>Potential rating after completing step 1</b>	80   C
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### **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.

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## **Estimated energy use and potential savings**

Based on average energy costs when this EPC was created:

<b>Estimated yearly energy cost for this property</b>	£429
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<b>Potential saving if you complete every step in order</b>	£61
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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.

### **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
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Space heating	4132 kWh per year
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Water heating	1880 kWh per year
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## Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
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Cavity wall insulation	1485 kWh per year
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## Saving energy in this property

[Find ways to save energy in your home.](#)

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## 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

<b>Assessor's name</b>	Syed Ali
<b>Telephone</b>	07912042270
<b>Email</b>	<a href="mailto:ali_syed12123@yahoo.co.uk">ali_syed12123@yahoo.co.uk</a>

### Accreditation scheme contact details

<b>Accreditation scheme</b>	Stroma Certification Ltd
<b>Assessor ID</b>	STRO004772
<b>Telephone</b>	0330 124 9660
<b>Email</b>	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

### Assessment details

<b>Assessor's declaration</b>	No related party
<b>Date of assessment</b>	2 December 2021
<b>Date of certificate</b>	2 December 2021
<b>Type of assessment</b>	▶ <a href="#">RdSAP</a>

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

**Certificate number** [7498-2017-6207-8759-4930](#)

**Expired on** 3 April 2021

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