

Energy performance certificate (EPC)

Flat 301 Norton House
Duke of Wellington Avenue
LONDON
SE18 6EY

Energy rating

B

Valid until 11 September 2028

Certificate number

8508-7231-6240-9052-6992

Property type

Mid-floor flat

Total floor area

71 square metres

Rules on letting this property

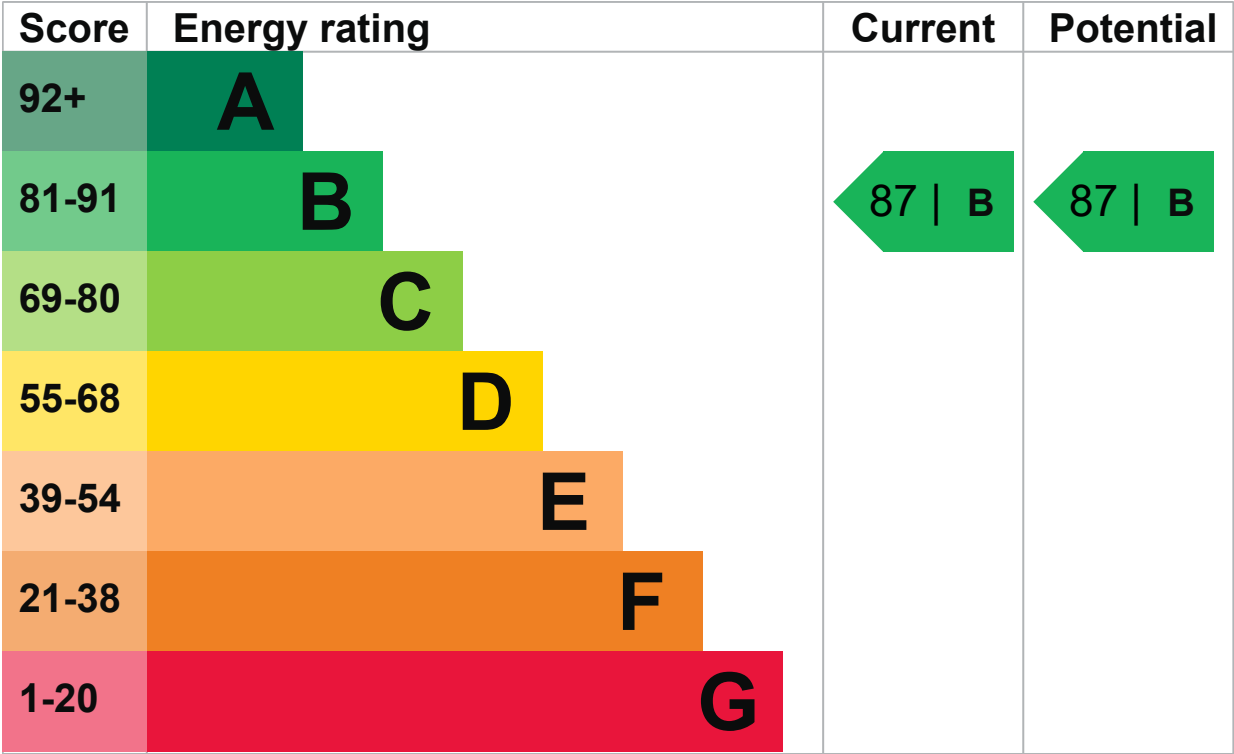
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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) (<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.

[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.

The average energy rating and score for a property in England and Wales are D (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
Walls	Average thermal transmittance 0.2 W/m²K	Very good
Windows	High performance glazing	Very good
Main heating	Community scheme	Very good
Main heating control	Charging system linked to use of community heating, programmer and TRVs	Good
Hot water	Community scheme	Very good

Feature	Description	Rating
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 2.9 m ³ /h.m ² (as tested)	Very good
Roof	(other premises above)	N/A
Floor	(other premises below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 39 kilowatt hours per square metre (kWh/m²).

► [What is primary energy use?](#)

Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO₂). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO₂ emissions.

An average household produces

6 tonnes of CO₂

This property produces

0.5 tonnes of CO₂

This property's potential production

0.5 tonnes of CO₂

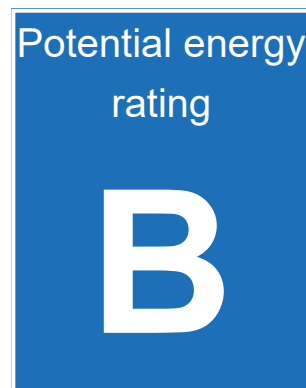
By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 0.0 tonnes per year. This will help to protect the environment.

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.

How to improve this property's energy performance

The assessor did not make any recommendations for this property.

[Simple Energy Advice](https://www.simpleenergyadvice.org.uk/) has guidance on improving a property's energy use. (<https://www.simpleenergyadvice.org.uk/>).



Paying for energy improvements

[Find energy grants and ways to save energy in your home.](https://www.gov.uk/improve-energy-efficiency/) (<https://www.gov.uk/improve-energy-efficiency/>).

Estimated energy use and potential savings

Estimated yearly energy cost for this property

£249

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 estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice](https://www.simpleenergyadvice.org.uk/) (<https://www.simpleenergyadvice.org.uk/>).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Space heating

205 kWh per year

Water heating

1662 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.

You might be able to receive [Renewable Heat Incentive payments](https://www.gov.uk/domestic-renewable-heat-incentive/) (<https://www.gov.uk/domestic-renewable-heat-incentive/>). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The

estimated energy required for space and water heating will form the basis of the payments.

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

Christopher Forster

Telephone

020 3603 1600

Email

lisa@hodkinsonconsultancy.com

Accreditation scheme contact details

Accreditation scheme

NHER

Assessor ID

NHER010150

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration

No related party

Date of assessment

12 September 2018

Date of certificate

12 September 2018

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 mhclg.digital-services@communities.gov.uk, or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.



Issuer Citywharf Property Investment Consultancy Ltd

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Parties involved with this document

Document processed	Party + Fingerprint
Fri, 26th Feb 2021 23:24:56 UTC	Miss Elsabet Dagnachew - Signer (198657e3d9c746237bc2f032d3a184c4)
Fri, 26th Feb 2021 23:26:47 UTC	Mr Anthony Akala - Signer (c4b071990983b15b7a0da51f9ec36314)
Sat, 27th Feb 2021 8:26:59 UTC	Letting Team - Signer (adeaa52b506af3ff24e341f49936abdf)

Audit history log

Date	Action
Sat, 27th Feb 2021 8:26:59 UTC	The envelope has been signed by all parties. (213.205.240.44)
Sat, 27th Feb 2021 8:26:59 UTC	Letting Team signed the envelope. (213.205.240.44)
Sat, 27th Feb 2021 8:26:45 UTC	Letting Team viewed the envelope. (213.205.240.44)
Sat, 27th Feb 2021 8:26:43 UTC	Letting Team viewed the envelope. (213.205.240.44)
Sat, 27th Feb 2021 8:19:28 UTC	Letting Team viewed the envelope. (213.205.240.44)
Sat, 27th Feb 2021 8:19:18 UTC	Letting Team opened the document email. (66.249.93.15)
Sat, 27th Feb 2021 7:55:12 UTC	Letting Team opened the document email. (66.249.93.29)
Sat, 27th Feb 2021 7:55:10 UTC	Letting Team opened the document email. (66.249.93.17)
Sat, 27th Feb 2021 0:04:38 UTC	Mr Anthony Akala opened the document email. (86.159.64.103)
Fri, 26th Feb 2021 23:26:56 UTC	Letting Team opened the document email. (66.249.93.16)
Fri, 26th Feb 2021 23:26:48 UTC	Document emailed to lettings@ukcitywharf.com (18.132.213.133)
Fri, 26th Feb 2021 23:26:47 UTC	Sent the envelope to Letting Team (lettings@ukcitywharf.com) for signing. (86.159.64.103)
Fri, 26th Feb 2021 23:26:47 UTC	Mr Anthony Akala signed the envelope. (86.159.64.103)
Fri, 26th Feb 2021 23:25:57 UTC	Mr Anthony Akala viewed the envelope. (86.159.64.103)
Fri, 26th Feb 2021 23:25:25 UTC	Mr Anthony Akala opened the document email. (86.159.64.103)
Fri, 26th Feb 2021 23:24:58 UTC	Document emailed to anthony.akala@hotmail.com (18.130.195.182)
Fri, 26th Feb 2021 23:24:56 UTC	Sent the envelope to Mr Anthony Akala (anthony.akala@hotmail.com) for signing. (86.159.64.103)

Fri, 26th Feb 2021 23:24:56 UTC	Miss Elsabet Dagnachew signed the envelope. (86.159.64.103)
Fri, 26th Feb 2021 11:38:11 UTC	Miss Elsabet Dagnachew viewed the envelope. (86.159.64.103)
Fri, 26th Feb 2021 11:37:37 UTC	Document emailed to zara_hall@hotmail.com (35.177.15.83)
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Fri, 26th Feb 2021 11:37:26 UTC	Letting Team has been assigned to this envelope. (3.10.107.65)
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