

Energy performance certificate (EPC)

27 Phoenix Point Poplar Place LONDON SE28 8GR	Energy rating D	Valid until:	13 July 2036
		Certificate number:	2336-0423-6600-0937-4296

roperty type

Mid-floor flat

total floor area

64 square metres

Rules on letting this property

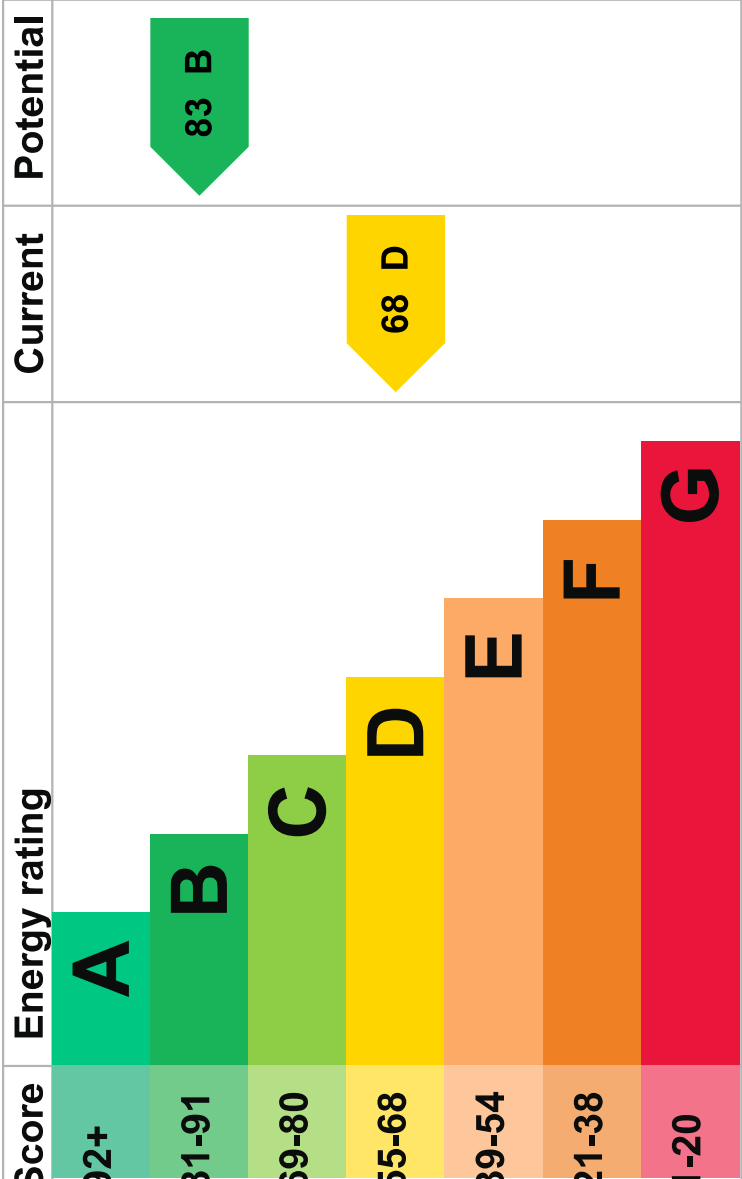
roperties can be let if they have an energy rating from A to E.

u 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 rating and score

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

[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 in their condition.

Summed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	System built, as built, insulated (assumed)	Good
Window	Fully double glazed	Poor
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and appliance thermostats	Good

Feature	Description	Rating
Hot water	Electric immersion, standard tariff	Very poor
Lighting	Good lighting efficiency	Good
Cost of	(another dwelling above)	N/A
Cost of	(another dwelling below)	N/A
• Tightness	(not tested)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 98 kilowatt hours per square metre (kWh/m²).

[About primary energy use](#)

Smart meters

This property had a **smart meter for electricity** 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 about using your smart meter \(https://www.smartenergygb.org/using-your-smart-meter\)](https://www.smartenergygb.org/using-your-smart-meter)

How this affects your energy bills

This average household would need to spend **£1,117 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 £440 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2026** 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:

- 1,672 kWh per year for heating
- 2,202 kWh per year for hot water

mpact on the environment

is property's environmental impact rating is A. It has the potential to be A.
operties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

arbon emissions

n average household produces	6 tonnes of CC
his property produces	0.6 tonnes of CC
his property’s potential production	0.5 tonnes of CC

u could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.
ese ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amount energy.

Steps you could take to save energy

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

Step 1: High heat retention storage heaters and dual immersion cylinder and dual rate meter

Typical installation cost	£1,200 - £2,400
Typical yearly saving	£390
Potential rating after completing step 1	82 B

Step 2: Heat recovery system for mixer showers

Typical installation cost	£600 - £1,500
Typical yearly saving	£20
Potential rating after completing steps 1 and 2	83 B

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:

- Free energy saving improvements: [Warm Homes Local Grant \(WHLG\)](#)
- Heat pumps and biomass boilers: [Boiler Upgrade Scheme](#)
- Help from your energy supplier: [Energy Company Obligation](#)

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	Oliver Rennalls
Telephone	07944 954 778
Email	oliver@oliverrennallsassociates.com

Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/008655
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	13 July 2026
Date of certificate	14 July 2026
Type of assessment	► RdSAP

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

Certificate number	8191-3385-8220-4406-1083 (/energy-certificate/8191-3385-8220-4406-1083)
Expired on	14 October 2018



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