# Energy performance certificate (EPC)

57, Mountfields Drive LOUGHBOROUGH LE11 3JD	Energy rating	Valid until:  Certificate number:	8 November 2026 9643-2888-7992-9306-5395
Property type Semi-detached house			

## Total floor area

90 square metres

#### Rules on letting this property

## You may not be able to let this property

This property has an energy rating of F. 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-propertyminimum-energy-efficiency-standard-landlord-guidance).

Properties can be let if they have an energy rating from A to E. The <u>recommendations section</u> sets out changes you can make to improve the property's rating.

#### Energy rating and score

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

See how to improve this property's energy efficiency.

Score	Energy rating	Current	Potential
92+	Α		
81-91	B		86 B
69-80	С		
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		

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, no insulation (assumed)	Very poor
Roof	Pitched, 50 mm loft insulation	Poor
Window	Some double glazing	Very poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in all fixed outlets	Very good

Feature	Description	Rating
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

## Primary energy use

The primary energy use for this property per year is 505 kilowatt hours per square metre (kWh/m2).

#### About primary energy use

#### How this affects your energy bills

An average household would need to spend £1,716 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 £1,102 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2016** 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:

- 17,065 kWh per year for heating
- 4,438 kWh per year for hot water

#### Impact on the environment

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

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

## **Carbon emissions**

#### An average household produces

6 tonnes of CO2

#### This property produces

8.0 tonnes of CO2

#### This property's potential production

1.5 tonnes of CO2

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Do I need to follow these steps in order?

# Step 1: Increase loft insulation to 270 mm

Typical installation cost	6400 6250
	£100 - £350
Typical yearly saving	007
	£67
Potential rating after completing step 1	
	39 E
Step 2: Internal or external wall insulation	
Typical installation cost	
	£4,000 - £14,000
Typical yearly saving	
	£421
Potential rating after completing steps 1 and 2	
	53 E
Step 3: Floor insulation (suspended floor)	
Typical installation cost	
	£800 - £1,200
Typical yearly saving	£75
Potential rating after completing steps 1 to 3	
	55 D

# Step 4: Hot water cylinder insulation

Increase hot water cylinder insulation

Typical installation cost	£15 - £30
Typical yearly saving	£51
Potential rating after completing steps 1 to 4	
	57 D
Step 5: Draught proofing	
Typical installation cost	
	£80 - £120
Typical yearly saving	£31
Potential rating after completing steps 1 to 5	
	59 D
Step 6: Hot water cylinder thermostat	
Typical installation cost	
	£200 - £400
Typical yearly saving	
	£93
Potential rating after completing steps 1 to 6	
	62 D

## Step 7: Heating controls (thermostatic radiator valves)

Heating controls (TRVs)

Typical installation cost	£350 - £450
	2330 - 2430
Typical yearly saving	£39
Potential rating after completing steps 1 to 7	
	63 D
Step 8: Replace boiler with new condensing boiler	
Typical installation cost	
	£2,200 - £3,000
Typical yearly saving	
	£194
Potential rating after completing steps 1 to 8	
	71 C
Step 9: Solar water heating	
Typical installation cost	
	£4,000 - £6,000
Typical yearly saving	
	£44
Potential rating after completing steps 1 to 9	
	72 C
Step 10: Double glazed windows	
Replace single glazed windows with low-E double glazed windows	

## Typical installation cost

£3,300 - £6,500

Potential rating after completing steps 1 to 10	75 C
Step 11: Solar photovoltaic panels, 2.5 kWp	
Typical installation cost	
	£5,000 - £8,000
Typical yearly saving	
	£289
Potential rating after completing steps 1 to 11	
	86 B

# Help paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. This will help you buy a more efficient, low carbon heating system for this property.

# More ways to save energy

Find ways to save energy in your home.

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 Daniel Cashmore

**Telephone** 07817672476

## Email

dan.j.cashmore@gmail.com

## Contacting the accreditation scheme

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

#### Accreditation scheme

Stroma Certification Ltd

## Assessor's ID

STRO007348

## Telephone

0330 124 9660

### Email

certification@stroma.com

## About this assessment

Assessor's declaration

No related party

#### Date of assessment

8 November 2016

### Date of certificate

9 November 2016

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

There are no related certificates for this property.