Energy performance certificate (EPC)			
44, Wellfields LOUGHTON IG10 1NY	Energy rating	Valid until: 25 March 2027	
		Certificate number: 2948-2076-7247-5403-8914	
Property type		Semi-detached house	
Total floor area		112 square metres	

## Rules on letting this property

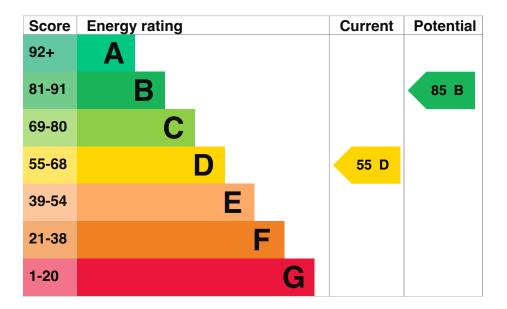
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-privaterented-property-minimum-energy-efficiency-standard-landlord-guidance).

### **Energy rating and score**

This property's current 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 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	Cavity wall, filled cavity	Good
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 300 mm loft insulation	Very good
Window	Partial secondary glazing	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 46% of fixed outlets	Good
Floor	Solid, no insulation (assumed)	N/A
Floor	To unheated space, no insulation (assumed)	N/A
Secondary heating	None	N/A

#### Primary energy use

The primary energy use for this property per year is 307 kilowatt hours per square metre (kWh/m2).

### Environmental impact of this property

This property's current environmental impact rating is E. 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.

An average household produces	6 tonnes of CO2
This property produces	6.1 tonnes of CO2
This property's potential production	1.8 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. 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.

### Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£68

2. Floor insulation (suspended floor)	£800 - £1,200	£46
3. Floor insulation (solid floor)	£4,000 - £6,000	£54
4. Draught proofing	£80 - £120	£16
5. Low energy lighting	£35	£30
6. Hot water cylinder thermostat	£200 - £400	£98
7. Heating controls (TRVs)	£350 - £450	£41
8. Condensing boiler	£2,200 - £3,000	£217
9. Solar water heating	£4,000 - £6,000	£45
10. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£39
11. Solar photovoltaic panels	£5,000 - £8,000	£283

# 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.

# Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£1314
Potential saving if you complete every step in order	£654

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 p	property	
Type of heating	Estimated energy used	
Space heating	12078 kWh per year	
Water heating	3628 kWh per year	
Potential energy savings by installing	g insulation	
Type of insulation	Amount of energy saved	
Cavity wall insulation	373 kWh per year	
Solid wall insulation	1013 kWh per year	
Saving energy in this property		
Find ways to save energy in your home by visiting w	ww.gov.uk/improve-energy-efficiency.	

### 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	lan Willson
Telephone	01245 445215
Email	ianwillson@hotmail.co.uk

#### Accreditation scheme contact details

Accreditation scheme	Quidos Limited
Assessor ID	QUID201513
Telephone	01225 667 570
Email	info@quidos.co.uk

#### **Assessment details**

Assessor's declaration	No related party	
Date of assessment	24 March 2017	
Date of certificate	26 March 2017	
Type of assessment	<u>RdSAP</u>	