

# Energy performance certificate (EPC)

87, Oakwood Hill  
LOUGHTON  
IG10 3EP

Energy rating

D

Valid until 30 April 2026

Certificate number

8708-2384-4429-3627-0463

**Property type**

Semi-detached house

**Total floor area**

88 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 energy efficiency 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 D. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D	57   D	
39-54	E		
21-38	F		
1-20	G		

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 this number, the lower your carbon dioxide (CO<sub>2</sub>) emissions 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
Wall	Cavity wall, filled cavity	Good

all	Cavity wall, as built, insulated (assumed)	Good
roof	Pitched, no insulation (assumed)	Very poor
roof	Pitched, 100 mm loft insulation	Average
roof	Pitched, 200 mm loft insulation	Good
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, no cylinder thermostat	Average
Lighting	Low energy lighting in 46% of fixed outlets	Good
Walls	Solid, 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 309 kilowatt hours per square metre (kWh/m<sup>2</sup>).

### [What is primary energy use?](#)

## Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO<sub>2</sub>). The energy used for heating, lighting and power in homes produces over a quarter of the UK's CO<sub>2</sub> emissions.

<b>For an average household</b>	<b>6 tonnes of CO<sub>2</sub></b>
<b>This property produces</b>	<b>4.8 tonnes of CO<sub>2</sub></b>
<b>This property's potential reduction</b>	<b>2.2 tonnes of CO<sub>2</sub></b>

By making the [recommended changes](#), you could reduce this property's CO<sub>2</sub> emissions by 2.6 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

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from D (57) to C (79).

[What is an energy rating?](#)



### Recommendation 1: Floor insulation (solid floor)

For insulation (solid floor)

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£36

Potential rating after carrying out recommendation 1

58 | D

### Recommendation 2: Hot water cylinder insulation

Fit additional 80 mm jacket to hot water cylinder

Typical installation cost

£15 - £30

Typical yearly saving

£14

Potential rating after carrying out recommendations 1 and 2

59 | D

### Recommendation 3: Low energy lighting

Fit low energy lighting

Typical installation cost

£35

Typical yearly saving

£28

Potential rating after carrying out recommendations 1 to 3

60 | D

## Recommendation 4: Hot water cylinder thermostat

Hot water cylinder thermostat

Typical installation cost £200 - £400

Typical yearly saving £75

Potential rating after carrying out recommendations 1 to 4

62 | D

## Recommendation 5: Replace boiler with new condensing boiler

Condensing boiler

Typical installation cost £2,200 - £3,000

Typical yearly saving £141

Potential rating after carrying out recommendations 1 to 5

68 | D

## Recommendation 6: Solar water heating

Solar water heating

Typical installation cost £4,000 - £6,000

Typical yearly saving £45

Potential rating after carrying out recommendations 1 to 6

69 | C

## Recommendation 7: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

Typical installation cost £5,000 - £8,000

Typical yearly saving £279

Potential rating after carrying out

## Looking for energy improvements

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

### Estimated energy use and potential savings

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is 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	9973.0 kWh per year
Water heating	3539.0 kWh per year

## Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Loft insulation	2060 kWh per year

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	Ian Willson
Telephone	01245 445215

## Accreditation scheme contact details

Accreditation scheme	Quidos Limited
Assessor ID	QUID201513
Telephone	01225 667 570

## Assessment details

Assessor's declaration	No related party
Date of assessment	28 April 2016
Date of certificate	30 April 2016

## 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](mailto:mhclg.digital-services@communities.gov.uk), or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.