

Energy performance certificate (EPC)

26, Woodland Road
LOUGHTON
IG10 1HJ

Energy rating

E

Valid until 20 January 2025

Certificate number

8605-5603-2129-5527-7953

Property type

Semi-detached house

Total floor area

87 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 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 E. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	46 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 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	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 150 mm loft insulation	Good
Windows	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	Average
Lighting	Low energy lighting in 33% of fixed outlets	Average
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 404 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 homes produces over a quarter of the UK's CO₂ emissions.

For an average household	6 tonnes of CO ₂
This property produces	6.2 tonnes of CO ₂
This property's potential reduction	1.3 tonnes of CO ₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 4.9 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 E (46) to B (86).

[What is an energy rating?](#)



Recommendation 1: Internal or external wall insulation

Internal or external wall insulation

Typical installation cost

£4,000 - £14,000

Typical yearly saving

£375

Potential rating after carrying out recommendation 1

61 | D

Recommendation 2: Floor insulation (suspended floor)

Floor insulation (suspended floor)

Typical installation cost

£800 - £1,200

Typical yearly saving

£56

Potential rating after carrying out recommendations 1 and 2

63 | D

Recommendation 3: Hot water cylinder insulation

Uninsulated hot water cylinder insulation

Typical installation cost

£15 - £30

Typical yearly saving

£86

Potential rating after carrying out recommendations 1 to 3

66 | D

Recommendation 4: Low energy lighting

Low energy lighting

Typical installation cost	£30
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Typical yearly saving	£30
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Potential rating after carrying out recommendations 1 to 4

67 | D

Recommendation 5: Replace boiler with new condensing boiler

Condensing boiler

Typical installation cost	£2,200 - £3,000
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Typical yearly saving	£177
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Potential rating after carrying out recommendations 1 to 5

74 | C

Recommendation 6: Solar water heating

Solar water heating

Typical installation cost	£4,000 - £6,000
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Typical yearly saving	£48
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Potential rating after carrying out recommendations 1 to 6

76 | C

Recommendation 7: Solar photovoltaic panels, 2.5 kWp

lar photovoltaic panels

Typical installation cost

£5,000 - £8,000

Typical yearly saving

£269

Potential rating after carrying out recommendations 1 to 7

86 | B

aying 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

£1351

Potential saving

£774

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

12813 kWh per year

Water heating

4680 kWh per year

Potential energy savings by installing insulation

Type of insulation

Amount of energy saved

ft insulation	224 kWh per year
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lid wall insulation	6044 kWh per year
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u 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.

ontacting the assessor and accreditation scheme

is EPC was created by a qualified energy assessor.

ou are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

ou are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

creditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

ssessor contact details

ssessor's name	Barry Tonks
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Telephone	07956 006800
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mail	barry.tonks@btenergyassessments.co.uk
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ccreditation scheme contact details

ccreditation scheme	Elmhurst Energy Systems Ltd
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ssessor ID	EES/016061
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Telephone	01455 883 250
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mail	enquiries@elmhurstenergy.co.uk
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ssessment details

ssessor's declaration	No related party
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ate of assessment

20 January 2015

ate of certificate

21 January 2015

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

There are no related certificates for this property.