

# Energy performance certificate (EPC)

24 MAPLE GATE  
LOUGHTON  
IG10 1PS

Energy rating

C

Valid until

11 October 2030

Certificate number

2170-8840-8000-0196-2991

Property type

Top-floor flat

Total floor area

34 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 C. 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	70   c	75   c
55-68	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 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	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, insulated (assumed)	Good
Windows	Single glazed	Very poor
Main heating	Electric storage heaters	Average
Main heating control	Manual charge control	Poor
Hot water	Electric immersion, off-peak	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Other	(another dwelling below)	N/A
Secondary heating	Portable electric heaters (assumed)	N/A

## Primary energy use

The primary energy use for this property per year is 454 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.

For an average household	6 tonnes of CO <sub>2</sub>
This property produces	2.6 tonnes of CO <sub>2</sub>
This property's potential reduction	2.2 tonnes of CO <sub>2</sub>

By making the [recommended changes](#), you could reduce this property's CO<sub>2</sub> emissions by 0.4 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 move it from C (70) to C (75).

[What is an energy rating?](#)



### Recommendation 1: Draught proofing

Draught proofing

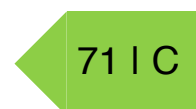
Typical installation cost

£80 - £120

Typical yearly saving

£12

Potential rating after carrying out recommendation 1



### Recommendation 2: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost

£3,300 - £6,500

Typical yearly saving

£64

Potential rating after carrying out recommendations 1 and 2



### Recommendation 3: High performance external doors

High performance external doors

Typical installation cost

£500

Typical yearly saving

£19

Potential rating after carrying out

## Recommendations 1 to 3

75 | C

## 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

Estimated yearly energy cost for this property

£537

Potential saving

£95

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

3218 kWh per year

Water heating

1637 kWh per year

### Potential energy savings by installing insulation

Type of insulation

Amount of energy saved

Loft insulation

219 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

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.

## Assessor contact details

Assessor's name

Andreas Andreou

Telephone

02037451093

Email

[info@assessmenthive.co.uk](mailto:info@assessmenthive.co.uk)

## Accreditation scheme contact details

Accreditation scheme

Quidos Limited

Assessor ID

QUID207187

Telephone

01225 667 570

Email

[info@quidos.co.uk](mailto:info@quidos.co.uk)

## Assessment details

Assessor's declaration

No related party

Date of assessment

12 October 2020

Date of certificate

12 October 2020

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

**certificate number**

[0788-2802-6113-9120-0285 \(/energy-certificate/0788-2802-6113-9120-0285\)](#)

**expired on**

21 September 2020

**EXPIRED**

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