

# Energy performance certificate (EPC)

77, High Road  
LOUGHTON  
IG10 4JE

Energy rating

G

Valid until 6 October 2025

Certificate number

0538-5923-7230-3295-6930

Property type

Mid-terrace house

Total floor area

65 square metres

Rules on letting this property

## You may not be able to let this property

This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be rented if they have an energy rating from A to E. The [recommendations section](#) sets out changes you can make to improve the property's rating.

## Energy efficiency rating for this property

This property's current energy rating is G. 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
55-68	D		
39-54	E		
21-38	F		
1-20	G	17   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, 100 mm loft insulation	Average
Windows	Single glazed	Very poor
Main heating	Room heaters, dual fuel (mineral and wood)	Very poor
Main heating control	No thermostatic control of room temperature	Poor
Hot water	Electric immersion, standard tariff	Very poor
Lighting	Low energy lighting in 13% of fixed outlets	Poor
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

## Primary energy use

The primary energy use for this property per year is 625 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	8.4 tonnes of CO <sub>2</sub>
This property’s potential reduction	2.7 tonnes of CO <sub>2</sub>

By making the [recommended changes](#), you could reduce this property’s CO<sub>2</sub> emissions by 5.7 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 G (17) to C (70).

[What is an energy rating?](#)

**Recommendation 1: Increase loft insulation to 270 mm**

Increase loft insulation to 270 mm

Typical installation cost

£100 - £350

Typical yearly saving

£41

Potential rating after carrying out recommendation 1

**Recommendation 2: Internal or external wall insulation**

Internal or external wall insulation

Typical installation cost

£4,000 - £14,000

Typical yearly saving

£435

Potential rating after carrying out recommendations 1 and 2

**Recommendation 3: Floor insulation (solid floor)**

Floor insulation (solid floor)

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£27

## Potential rating after carrying out recommendations 1 to 3

34 | F

## Recommendation 4: Draught proofing

Draught proofing

Typical installation cost

£80 - £120

Typical yearly saving

£58

## Potential rating after carrying out recommendations 1 to 4

36 | F

## Recommendation 5: Low energy lighting

Low energy lighting

Typical installation cost

£35

Typical yearly saving

£21

## Potential rating after carrying out recommendations 1 to 5

37 | F

## Recommendation 6: Solar water heating

Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£129

## Potential rating after carrying out recommendations 1 to 6

42 | E

## Recommendation 7: Heat recovery system for mixer showers

at recovery system for mixer showers

**Typical installation cost**

£585 - £725

**Typical yearly saving**

£24

**Potential rating after carrying out  
recommendations 1 to 7**

43 | E

## Recommendation 8: Double glazed windows

Replace single glazed windows with low-E double glazed windows

**Typical installation cost**

£3,300 - £6,500

**Typical yearly saving**

£225

**Potential rating after carrying out  
recommendations 1 to 8**

55 | D

## Recommendation 9: High performance external doors

High performance external doors

**Typical installation cost**

£1,000

**Typical yearly saving**

£41

**Potential rating after carrying out  
recommendations 1 to 9**

57 | D

## Recommendation 10: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

**Typical installation cost**

£5,000 - £8,000

**Typical yearly saving**

£274

## potential rating after carrying out recommendations 1 to 10

70 | C

## paying 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

£1791

#### potential saving

£1001

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

10391 kWh per year

#### water heating

1844 kWh per year

## potential energy savings by installing insulation

#### type of insulation

#### Amount of energy saved

#### loft insulation

300 kWh per year

#### solid wall insulation

3156 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.

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

you 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

Mark Exley

Telephone

07967 671 120

Email

[mark@forestepc.co.uk](mailto:mark@forestepc.co.uk)

## Accreditation scheme contact details

Accreditation scheme

Elmhurst Energy Systems Ltd

Assessor ID

EES/015169

Telephone

01455 883 250

Email

[enquiries@elmhurstenergy.co.uk](mailto:enquiries@elmhurstenergy.co.uk)

## Assessment details

Assessor's declaration

No related party

Date of assessment

7 October 2015

Date of certificate

7 October 2015

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.

There are no related certificates for this property.