

# Energy performance certificate (EPC)

16, School House Gardens  
LOUGHTON  
IG10 3PD

Energy rating

D

Valid until 19 February 2023

Certificate number

8187-6025-4680-5809-5922

**Property type**

Semi-detached house

**Total floor area**

67 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 D. 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		87   B
69-80	C		
55-68	D	65   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, as built, insulated (assumed)	Good
Roof	Pitched, 150 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 10% of fixed outlets	Poor
Floor	Solid, limited 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 222 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.

Compared to an average household	6 tonnes of CO <sub>2</sub>
CO <sub>2</sub> produced by this property	2.9 tonnes of CO <sub>2</sub>
Potential CO <sub>2</sub> reduction for this property	0.9 tonnes of CO <sub>2</sub>

By making the [recommended changes](#), you could reduce this property's CO<sub>2</sub> emissions by 2.0 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 (65) to B (87).

[What is an energy rating?](#)



### Recommendation 1: Floor insulation

Floor insulation

Typical installation cost

£800 - £1,200

Typical yearly saving

£19

Potential rating after carrying out recommendation 1

67 | D

### Recommendation 2: Low energy lighting

Low energy lighting

Typical installation cost

£45

Typical yearly saving

£32

Potential rating after carrying out recommendations 1 and 2

68 | D

### Recommendation 3: Heating controls (thermostatic radiator valves)

Heating controls (TRVs)

Typical installation cost

£350 - £450

Typical yearly saving

£9

**potential rating after carrying out  
recommendations 1 to 3**

69 | C

**Recommendation 4: Replace boiler with new condensing boiler**

Condensing boiler

**Typical installation cost**

£2,200 - £3,000

**Typical yearly saving**

£47

**potential rating after carrying out  
recommendations 1 to 4**

73 | C

**Recommendation 5: Solar water heating**

Solar water heating

**Typical installation cost**

£4,000 - £6,000

**Typical yearly saving**

£32

**potential rating after carrying out  
recommendations 1 to 5**

74 | C

**Recommendation 6: Solar photovoltaic panels, 2.5 kWp**

Solar photovoltaic panels

**Typical installation cost**

£9,000 - £14,000

**Typical yearly saving**

£238

**potential rating after carrying out  
recommendations 1 to 6**

86 | B

**Recommendation 7: Wind turbine**

nd turbine

**Typical installation cost**

£1,500 - £4,000

**Typical yearly saving**

£19

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

87 | B

## Looking 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**

£656

**Potential saving**

£168

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**

6068.0 kWh per year

**Water heating**

2414.0 kWh per year

**Potential energy savings by installing insulation****Type of insulation****Amount of energy saved**

**ft insulation**

213 kWh per year

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 lp to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The timated 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.

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

**ssessor contact details****ssessor's name**

Mark Exley

**elephone**

07967 671 120

**mail**[mark@forestepc.co.uk](mailto:mark@forestepc.co.uk)**ccreditation scheme contact details****ccreditation scheme**

BRE

**ssessor ID**

BREC100239

**elephone**

01455 883 250

**mail**[enquiries@elmhurstenergy.co.uk](mailto:enquiries@elmhurstenergy.co.uk)**ssessment details****ssessor's declaration**

No related party

**ate of assessment**

21 May 2013

**ate of certificate**

20 February 2013

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**/pe of assessment**

▶ [RdSAP](#)

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**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.