

Energy performance certificate (EPC)

42, Ollards Grove
LOUGHTON
IG10 4DW

Energy rating

D

Valid until 4 July 2030

Certificate number

8110-7723-0570-4827-5206

Property type

Detached house

Total floor area

224 square metres

Rules on letting this property

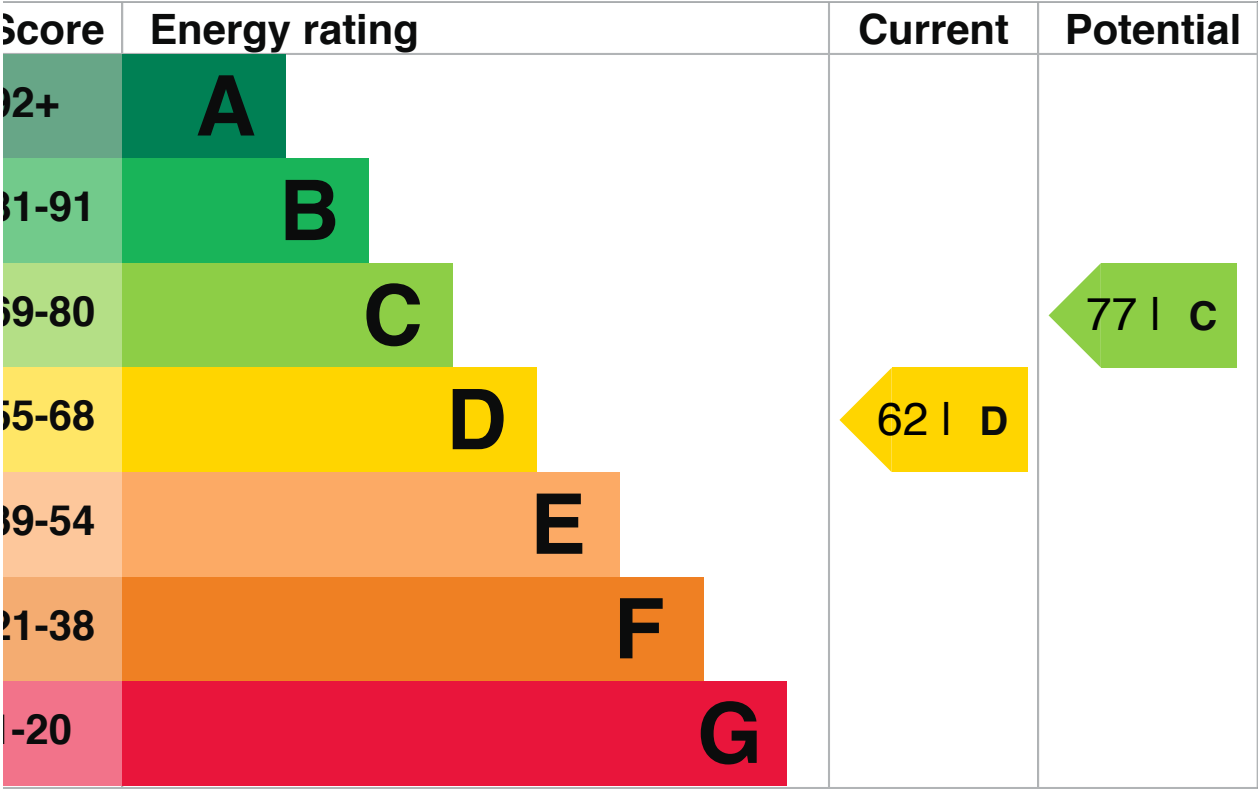
Properties can be rented if they have an energy rating from A to E.

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 C.

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



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 (CO2) 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	Average

of	Pitched, 200 mm loft insulation	Good
ndow	Partial double glazing	Poor
ain heating	Warm air, mains gas	Good
ain heating control	Programmer and room thermostat	Average
it water	From main system, no cylinder thermostat	Poor
ighting	Low energy lighting in 85% of fixed outlets	Very good
oor	Solid, no insulation (assumed)	N/A
condary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 231 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.

an average household produces	6 tonnes of CO ₂
This property produces	9.2 tonnes of CO ₂
This property's potential reduction	5.4 tonnes of CO ₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 3.8 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.

ow to improve this property’s energy performance

aking any of the recommended changes will improve this property’s energy efficiency.

ou make all of the recommended changes, this will improve the property’s energy rating and
ore from D (62) to C (77).

[What is an energy rating?](#)



Recommendation 1: Floor insulation (solid floor)

oor insulation (solid floor)

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

ypical yearly saving £115

otential rating after carrying out
Recommendation 1 64 | D

Recommendation 2: Replacement warm air unit

placement warm air unit

ypical installation cost £1,250 - £2,500

ypical yearly saving £248

otential rating after carrying out
Recommendations 1 and 2 69 | C

Recommendation 3: Solar water heating

lar water heating

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

ypical yearly saving £68

otential rating after carrying out
Recommendations 1 to 3 71 | C

Recommendation 4: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost	£3,300 - £6,500
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Typical yearly saving	£76
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Potential rating after carrying out recommendations 1 to 4	
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Recommendation 5: Solar photovoltaic panels, 2.5 kWp

Install solar photovoltaic panels

Typical installation cost	£3,500 - £5,500
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Typical yearly saving	£340
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Potential rating after carrying out recommendations 1 to 5	
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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	£1864
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Potential saving	£506
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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

ating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Space heating	24061.0 kWh per year
Water heating	3520.0 kWh per year

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

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	Caroline Hall
Telephone	07940203463

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/020153
Telephone	01455 883 250

Assessment details

assessor's declaration	No related party
ate of assessment	3 July 2020
ate of certificate	4 July 2020

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.