Energy performance certificate (EPC)

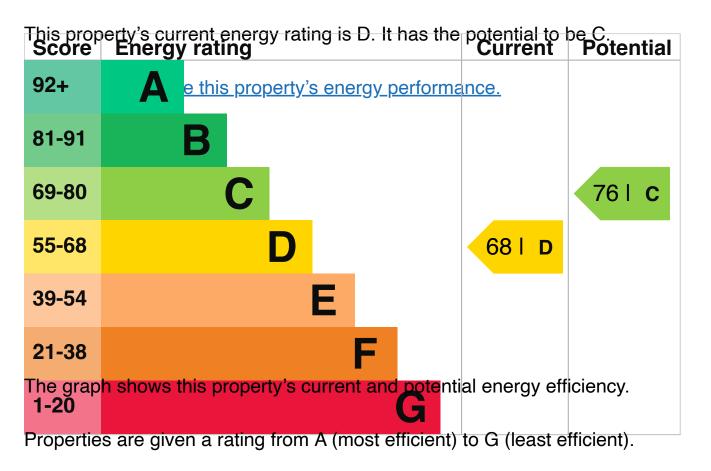
100 Maple Gate LOUGHTON IG10 1PR	Energy rating	Valid until: Certificate number:	15 January 2033 9160-3023-9209-7147-2204
Property type	roperty type Top-floor flat		
Total floor area	3	38 square metres	

Rules on letting this property

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

You can read <u>guidance for landlords on the regulations and exemptions</u> (<u>https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</u>).

Energy efficiency rating for this property



Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D the average energy score is 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	Timber frame, as built, insulated (assumed)	Good
Roof	Pitched, 150 mm loft insulation	Good
Window	Single glazed	Very poor
Main heating	Electric storage heaters	Average
Main heating control	Manual charge control	Poor
Hot water	Electric immersion, off-peak	Very poor
Lighting	Low energy lighting in 75% of fixed outlets	Very good
Floor	(another dwelling below)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 386 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property

This property's current environmental impact rating is D. It has the potential to be C.

Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.

Properties with an A rating produce less CO2 than G rated properties.

An average household produces	6 tonnes of CO2
This property produces	2.5 tonnes of CO2
This property's potential production	1.7 tonnes of CO2

By making the <u>recommended changes</u>, you could reduce this property's CO2 emissions by 0.8 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.

Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from D (68) to C (76).

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£40
2. Add additional 80 mm jacket to hot water cylinder	£15 - £30	£33
3. Draught proofing	£80 - £120	£13
4. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£115

Paying for energy improvements

You might be able to get a grant from the Boiler Upgrade Scheme

(<u>https://www.gov.uk/apply-boiler-upgrade-scheme</u>). This will help you buy a more efficient, low carbon heating system for this property.

Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£758
Potential saving if you complete every step in order	£200

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Heating use in this property

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

Estimated energy used to heat this property

Type of heating	Estimated energy used
Space heating	2874 kWh per year
Water heating	1695 kWh per year
Potential energy savings by installing	g insulation
Type of insulation	Amount of energy saved
Loft insulation	313 kWh per year
Saving energy in this property	

Saving energy in this property

Find ways to save energy in your home by visiting <u>www.gov.uk/improve-energy-</u><u>efficiency</u>.

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	Colin Gill
Telephone	07950232100
Email	colin@forestepc.co.uk

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/015124
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration	No related party
Date of assessment	16 January 2023
Date of certificate	16 January 2023
Type of assessment	<u>RdSAP</u>