

# Energy performance certificate (EPC)

68, Church Hill  
LOUGHTON  
IG10 1LB

Energy rating

F

Valid until

19 February 2029

Certificate number

8761-7322-1930-8120-8922

Property type

Detached 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 F. 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 F. 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		88   B
69-80	C		
55-68	D		
39-54	E		
21-38	F	27   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.

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
Walls	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 300 mm loft insulation	Very good
Windows	Fully double glazed	Average
Main heating	Electric storage heaters	Average
Main heating control	Manual charge control	Poor
Hot water	Gas multipoint	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Floors	Suspended, no insulation (assumed)	N/A
Secondary heating	Portable electric heaters (assumed)	N/A

## Primary energy use

The primary energy use for this property per year is 795 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	8.8 tonnes of CO <sub>2</sub>
This property’s potential	0.9 tonnes of CO <sub>2</sub>

## roduction

---

making the [recommended changes](#), you could reduce this property's CO2 emissions by 7.9 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 F (27) to B (88).

[What is an energy rating?](#)

**Recommendation 1: Internal or external wall insulation**

Internal or external wall insulation

**Typical installation cost**

£4,000 - £14,000

**Typical yearly saving**

£748

**Potential rating after carrying out recommendation 1**

53 | E

**Recommendation 2: Floor insulation (suspended floor)**

Floor insulation (suspended floor)

**Typical installation cost**

£800 - £1,200

**Typical yearly saving**

£127

**Potential rating after carrying out recommendations 1 and 2**

58 | D

**Recommendation 3: Change heating to gas condensing boiler**

Gas condensing boiler

**Typical installation cost**

£3,000 - £7,000

**Typical yearly saving**

£406

## Potential rating after carrying out recommendations 1 to 3

74 | C

## Recommendation 4: Solar water heating

Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£30

## Potential rating after carrying out recommendations 1 to 4

76 | C

## Recommendation 5: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

Typical installation cost

£5,000 - £8,000

Typical yearly saving

£308

## Potential rating after carrying out recommendations 1 to 5

88 | 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

£1761

Potential saving

£1310

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	15754 kWh per year
Water heating	1403 kWh per year

### Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Solid wall insulation	7725 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

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	Maju Abraham
Telephone	02033978220
Email	<a href="mailto:support@epconline.co.uk">support@epconline.co.uk</a>

## Accreditation scheme contact details

**accreditation scheme**

Stroma Certification Ltd

**assessor ID**

STRO033650

**telephone**

0330 124 9660

**email**[certification@stroma.com](mailto:certification@stroma.com)**assessment details****assessor's declaration**

No related party

**date of assessment**

20 February 2019

**date of certificate**

20 February 2019

**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.