

Energy performance certificate (EPC)

22b Highview Court
High Road
LOUGHTON
IG10 4QZ

Energy rating

D

Valid until 26 August 2030

Certificate number

8007-6466-5522-4526-4803

Property type

Top-floor flat

Total floor area

76 square metres

Rules on letting this property

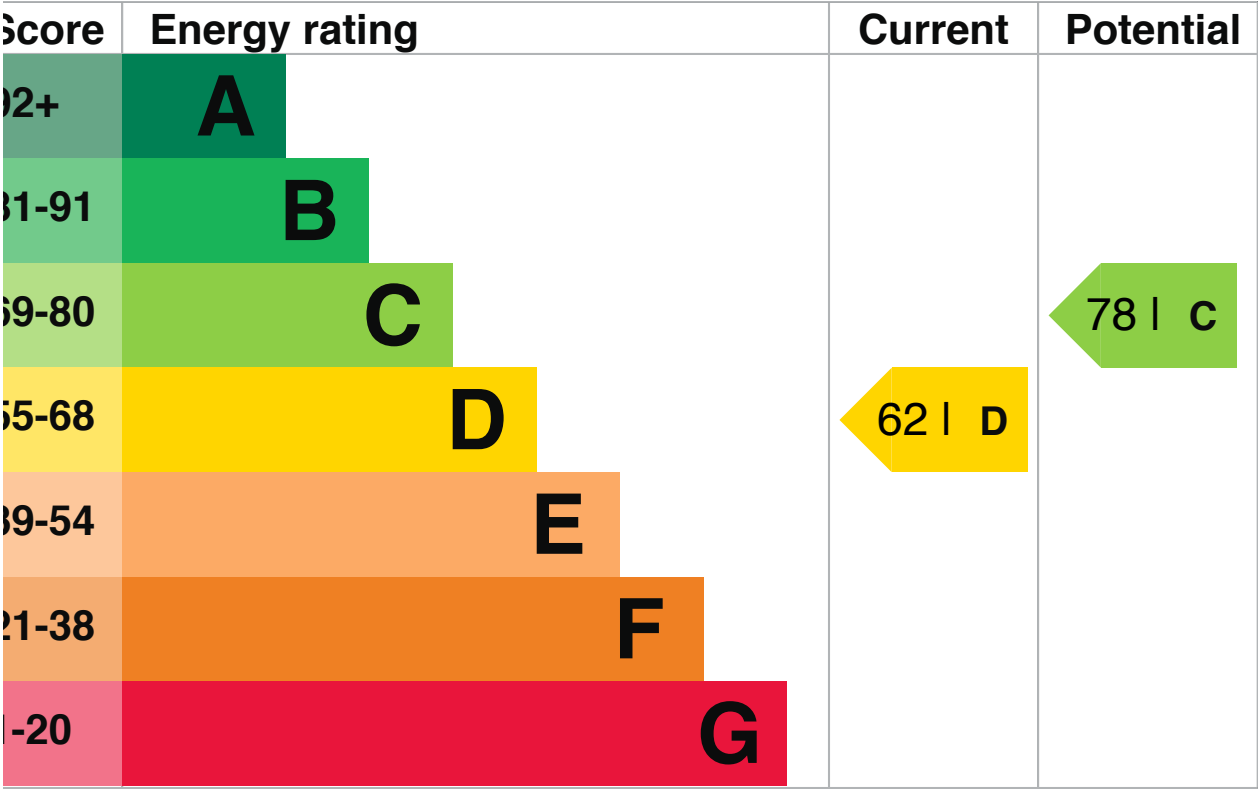
Properties can be rented if they have an energy rating from A to E.

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, as built, no insulation (assumed)	Poor

all	Cavity wall, as built, partial insulation (assumed)	Average
of	Flat, limited insulation (assumed)	Very poor
ndow	Fully double glazed	Average
ain heating	Boiler and radiators, mains gas	Good
ain heating control	Programmer, room thermostat and TRVs	Good
it water	From main system	Good
ghting	Low energy lighting in 88% of fixed outlets	Very good
or	(another dwelling below)	N/A
condary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 275 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.

For an average household	6 tonnes of CO ₂
This property produces	3.7 tonnes of CO ₂
This property's potential reduction	1.9 tonnes of CO ₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 1.8 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.

rou make all of the recommended changes, this will improve the property’s energy rating and ore from D (62) to C (78).

[What is an energy rating?](#)



Recommendation 1: Flat roof or sloping ceiling insulation

at roof or sloping ceiling insulation

Typical installation cost £850 - £1,500

Typical yearly saving £212

Potential rating after carrying out recommendation 1 72 | C

Recommendation 2: Cavity wall insulation

avity wall insulation

Typical installation cost £500 - £1,500

Typical yearly saving £82

Potential rating after carrying out recommendations 1 and 2 76 | C

Recommendation 3: Replace boiler with new condensing boiler

ndensing boiler

Typical installation cost £2,200 - £3,000

Typical yearly saving £41

Potential rating after carrying out recommendations 1 to 3 78 | C

aying for energy improvements

id energy grants and ways to save energy in your home. (<https://www.gov.uk/improve-energy-efficiency>).

stimated energy use and potential savings

stimated yearly energy cost for this roperty	£816
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otential saving	£335
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he estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It
t based on how energy is used by the people living at the property.

he 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.

stimated energy used to heat this property

pace heating	10227.0 kWh per year
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Water heating	2070.0 kWh per year
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otential energy savings by installing insulation

pe of insulation	Amount of energy saved
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avity wall insulation	1399 kWh per year
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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 wil
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

his 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.

creditation 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
Date of assessment	26 August 2020
Date of certificate	26 August 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.