

Energy performance certificate (EPC)

40a, The Avenue
LOUGHTON
IG10 4PX

Energy rating

F

Valid until 4 December 2027

Certificate number

0358-7948-7292-5053-3964

Property type

Detached house

Total floor area

108 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 C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E		
21-38	F	28 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 (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
Floor	Flat, no insulation (assumed)	Very poor
Window	Single glazed	Very poor
Main heating	Warm air, mains gas	Good
Main heating control	Room thermostat only	Poor
Hot water	From main system, no cylinder thermostat	Average
Lighting	No low energy lighting	Very poor
Roof	Suspended, no insulation (assumed)	N/A
Basement	To unheated space, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 516 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	9.8 tonnes of CO ₂
This property's potential reduction	3.5 tonnes of CO ₂

making the [recommended changes](#), you could reduce this property's CO2 emissions by 6.3 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 (28) to C (71).

[What is an energy rating?](#)



Recommendation 1: Flat roof or sloping ceiling insulation

Flat roof or sloping ceiling insulation

Typical installation cost

£850 - £1,500

Typical yearly saving

£283

Potential rating after carrying out recommendation 1

35 | F

Recommendation 2: Cavity wall insulation

Cavity wall insulation

Typical installation cost

£500 - £1,500

Typical yearly saving

£343

Potential rating after carrying out recommendations 1 and 2

45 | E

Recommendation 3: Floor insulation (suspended floor)

Floor insulation (suspended floor)

Typical installation cost

£800 - £1,200

Typical yearly saving

£129

Potential rating after carrying out recommendations 1 to 3

50 | E

Recommendation 4: Low energy lighting

Low energy lighting

Typical installation cost

£95

Typical yearly saving

£56

Potential rating after carrying out recommendations 1 to 4

52 | E

Recommendation 5: Replacement warm air unit

Replacement warm air unit

Typical installation cost

£1,250 - £2,500

Typical yearly saving

£73

Potential rating after carrying out recommendations 1 to 5

54 | E

Recommendation 6: Solar water heating

Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£138

Potential rating after carrying out recommendations 1 to 6

59 | D

Recommendation 7: Double glazed windows

replace single glazed windows with low-E double glazed windows

Typical installation cost

£3,300 - £6,500

Typical yearly saving

£96

Potential rating after carrying out recommendations 1 to 7

62 | D

Recommendation 8: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

Typical installation cost

£5,000 - £8,000

Typical yearly saving

£286

Potential rating after carrying out recommendations 1 to 8

71 | C

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

£2158

Potential saving

£1117

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	25083.0 kWh per year
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Water heating	5295.0 kWh per year
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Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
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Cavity wall insulation	5192 kWh per year
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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	Tony Brandon
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Telephone	07932030092
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Email	brandongpsltd@gmail.com
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Accreditation scheme contact details

Accreditation scheme	ECMK
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Assessor ID	ECMK302492
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Telephone

0333 123 1418

Emailinfo@ecmk.co.uk

Assessment details

Assessor's declaration

No related party

Date of assessment

5 December 2017

Date of certificate

5 December 2017

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, or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.