Energy performance certificate (EPC)

16, Valley Hill
LOUGHTON
IG10 3AE

Energy rating

E

Valid until 4 July 2026

Certificate number

8816-7823-4080-6544-0906

roperty type	Semi-detached house
otal floor area	87 square metres

ules on letting this property

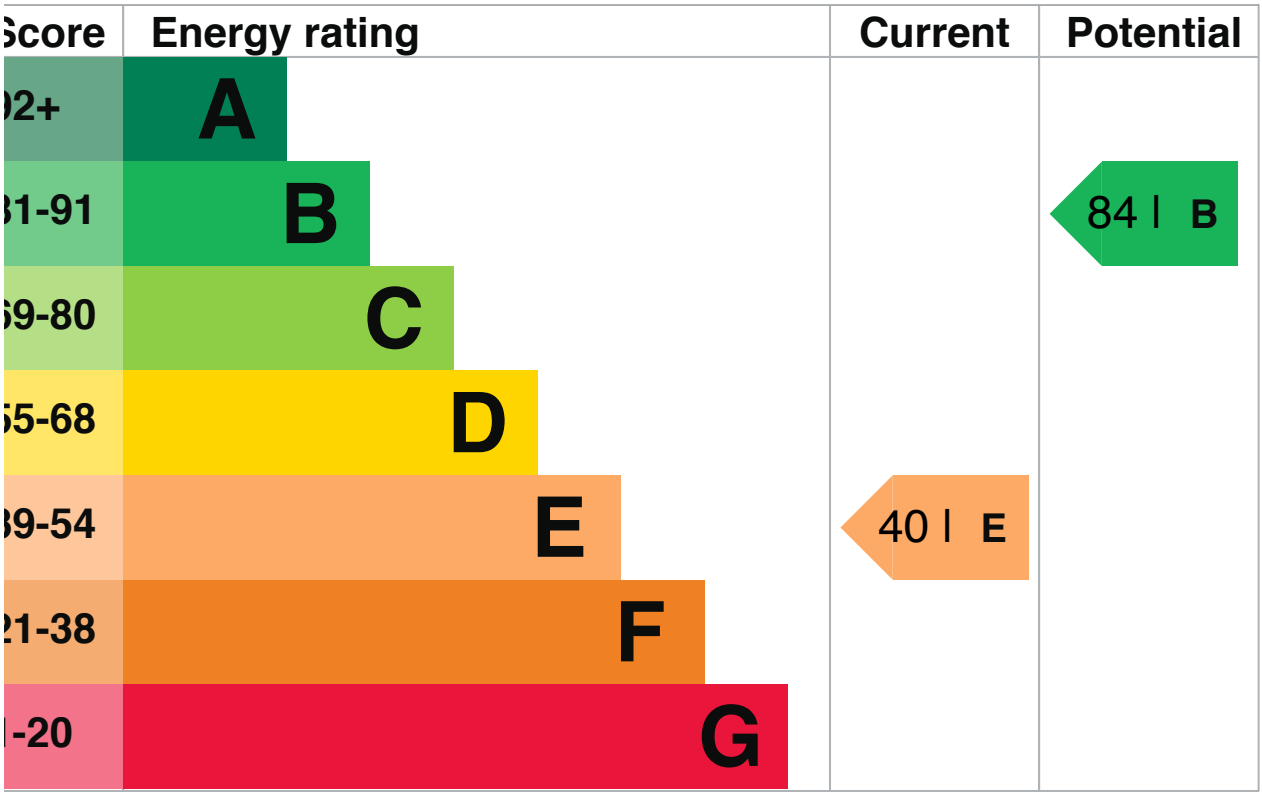
operties can be rented if they have an energy rating from A to E.

he property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords o e regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-dlord-guidance).

nergy efficiency rating for this property

is property's current energy rating is E. It has the potential to be B.

e how to improve this property's energy performance.



e graph shows this property's current and potential energy efficiency.

operties are given a rating from A (most efficient) to G (least efficient).

operties are also given a score. The higher this number, the lower your carbon dioxide (CO2) emissions are likely to be.

e average energy rating and score for a property in England and Wales are D (60).

eakdown of property's energy performance

is section shows the energy performance for features of this property. The assessment does not consider the condition of a ature and how well it is working.

ch feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

nen the description says 'assumed', it means that the feature could not be inspected and an assumption has been made bas the property's age and type.

ature	Description	Rating
all	Solid brick, as built, no insulation (assumed)	Very poor

ıof	Pitched, 50 mm loft insulation	Poor
ndow	Fully double glazed	Good
ain heating	Boiler and radiators, mains gas	Good
ain heating control	Programmer and room thermostat	Average
ıt water	From main system	Average
ghting	Low energy lighting in 20% of fixed outlets	Poor
ɔor	Suspended, no insulation (assumed)	N/A
condary heating	Room heaters, electric	N/A

rimary energy use

e primary energy use for this property per year is 426 kilowatt hours per square metre (kWh/m2).

What is primary energy use?

ıvironmental impact of this property

ıe of the biggest contributors to climate change is carbon dioxide (CO2). The energy used for heating, lighting and power in c
mes produces over a quarter of the UK's CO2 emissions.

n average household roduces	6 tonnes of CO2
his property produces	6.5 tonnes of CO2
his property's potential roduction	1.4 tonnes of CO2

making the recommended changes, you could reduce this property's CO2 emissions by 5.1 tonnes per year. This will help tɔ
ɔtect the environment.

vironmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how
ergy 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 E (40) to B (84).

Potential energy rating

B

What is an energy rating?

ecommendation 1: Increase loft insulation to 70 mm

crease loft insulation to 270 mm

ypical installation cost	£100 - £350
ypical yearly saving	£56
otential rating after carrying out ecommendation 1	42 I E

ecommendation 2: Internal or external wall insulation

ernal or external wall insulation

ypical installation cost	£4,000 - £14,000
ypical yearly saving	£475
otential rating after carrying out ecommendations 1 and 2	60 I D

ecommendation 3: Floor insulation (suspended floor)

oor insulation (suspended floor)

ypical installation cost	£800 - £1,200
ypical yearly saving	£68
otential rating after carrying out ecommendations 1 to 3	63 I D

ecommendation 4: Hot water cylinder insulation

crease hot water cylinder insulation

pical installation cost	£15 - £30
pical yearly saving	£18
otential rating after carrying out ecommendations 1 to 4	64 I D

ecommendation 5: Low energy lighting

w energy lighting

pical installation cost	£40
pical yearly saving	£36
otential rating after carrying out ecommendations 1 to 5	65 I D

ecommendation 6: Heating controls (thermostatic radiator alves)

ating controls (TRVs)

pical installation cost	£350 - £450
pical yearly saving	£32
otential rating after carrying out ecommendations 1 to 6	66 I D

ecommendation 7: Replace boiler with new condensing boiler

ndensing boiler

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

ypical yearly saving	£150
otential rating after carrying out ecommendations 1 to 7	72 I C

ecommendation 8: Solar water heating

lar water heating

ypical installation cost	£4,000 - £6,000
ypical yearly saving	£45
otential rating after carrying out ecommendations 1 to 8	74 I C

ecommendation 9: Solar photovoltaic panels, 2.5 kWp

lar photovoltaic panels

ypical installation cost	£5,000 - £8,000
ypical yearly saving	£281
otential rating after carrying out ecommendations 1 to 9	84 I B

aying for energy improvements

nd 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	£1501
otential saving	£882

e 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.

e estimated saving is based on making all of the recommendations in how to improve this property's energy performance.

r advice on how to reduce your energy bills visit Simple Energy Advice (https://www.simpleenergyadvice.org.uk/).

eating use in this property

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

stimated energy used to heat this property

pace heating	14542.0 kWh per year
ater heating	3079.0 kWh per year

otential energy savings by installing insulation

pe of insulation	Amount of energy saved
ft insulation	1022 kWh per year
lid wall insulation	6561 kWh per year

u might be able to receive Renewable Heat Incentive payments (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

is 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.

ssessor contact details

ssessor's name	Mark Exley
elephone	07967 671 120

ccreditation scheme contact details

ccreditation scheme	Elmhurst Energy Systems Ltd

ssessor ID	EES/015169
elephone	01455 883 250

ssessment details

ssessor's declaration	No related party
ate of assessment	4 July 2016
ate of certificate	4 July 2016

her certificates for this property

ou are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-rvices@communities.gov.uk, or call our helpdesk on 020 3829 0748.

ere are no related certificates for this property.