Energy performance certificate (EPC)

| 41, Sandhurst Street Oadby LEICESTER LE2 5AR | Energy rating | Valid until: | 15 June 2026 | |
|---|--------------------------|------------------------|--------------------------|--|
| | | Certificate number: | 8266-6126-7720-0646-6992 | |
| Property type | y type end-terrace house | | | |
| Total floor area | 76 square metres | | | |

Rules on letting this property

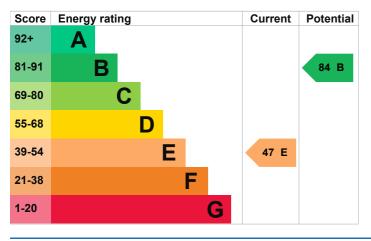
Properties can be let if they have an energy rating from A to E.

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 rating and score

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

<u>See how to improve this property's energy efficiency</u>.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy 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

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

| Feature | Description | Rating |
|----------------------|--|-----------|
| Wall | Solid brick, as built, no insulation (assumed) | Very poor |
| Wall | Timber frame, as built, partial insulation (assumed) | Average |
| Roof | Pitched, 200 mm loft insulation | Good |
| Roof | Flat, limited insulation | Very poor |
| Window | Fully double glazed | Average |
| Main heating | Boiler and radiators, mains gas | Good |
| Main heating control | Programmer, no room thermostat | Very poor |
| Hot water | From main system, no cylinder thermostat | Average |
| Lighting | Low energy lighting in 67% of fixed outlets | Good |
| Floor | Suspended, no insulation (assumed) | N/A |
| Floor | Solid, no insulation (assumed) | N/A |
| Secondary heating | None | N/A |

Primary energy use

The primary energy use for this property per year is 430 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£1,283 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £662 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2016** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 15,166 kWh per year for heating
- 3,455 kWh per year for hot water

| Impact on the envir | ronment | This property produces | 5.8 tonnes of CO2 |
|--|------------------|--|--------------------|
| This property's current environmental impact rating is E. It has the potential to be B. | | This property's potential production | 1.6 tonnes of CO2 |
| Properties get a rating from (worst) on how much carbo they produce each year. C environment. | on dioxide (CO2) | You could improve this pr emissions by making the This will help to protect th | suggested changes. |
| Carbon emissions | | These ratings are based of | |
| An average household produces | 6 tonnes of CO2 | about average occupancy and energy use. People living at the property may use different amounts of energy. | |
| | 6 tonnes of CO2 | People living at the property may use different | |

Changes you could make

| Step | Typical installation cost | Typical yearly saving |
|--|---------------------------|-----------------------|
| 1. Flat roof or sloping ceiling insulation | £850 - £1,500 | £28 |
| 2. Internal or external wall insulation | £4,000 - £14,000 | £298 |
| 3. Floor insulation (suspended floor) | £800 - £1,200 | £40 |
| 4. Add additional 80 mm jacket to hot water cylinder | £15 - £30 | £12 |
| 5. Draught proofing | £80 - £120 | £24 |
| 6. Low energy lighting | £15 | £14 |
| 7. Heating controls (room thermostat and TRVs) | £350 - £450 | £71 |
| 8. Condensing boiler | £2,200 - £3,000 | £131 |
| 9. Solar water heating | £4,000 - £6,000 | £44 |
| 10. Solar photovoltaic panels | £5,000 - £8,000 | £267 |

Help paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. This will help you buy a more efficient, low carbon heating system for this property.

More ways to save energy

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

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

| Assessor's name | Sajid Umar |
|-----------------|----------------------------------|
| Telephone | 08445430043 |
| Email | a.ali@gasheatinginstallers.co.uk |

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme Assessor's ID Telephone Email Stroma Certification Ltd STRO020584 0330 124 9660 certification@stroma.com

About this assessment

Assessor's declaration Date of assessment Date of certificate Type of assessment No related party 16 June 2016 16 June 2016 RdSAP