

# Energy performance certificate (EPC)

3B NOTTINGHAM ROAD  
LOUGHBOROUGH  
LE11 1ER

Energy rating

G

Valid until: 3 July 2031

Certificate number: 2118-8113-8517-2131-1800

Property type

Top-floor flat

Total floor area

33 square metres

## Rules on letting this property

### ! You may not be able to let this property

This property has an energy rating of G. 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 let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

## Energy rating and score

This property's energy rating is G. It has the potential to be D.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E		
21-38	F		
1-20	G	9 G	

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
Roof	Pitched, no insulation (assumed)	Very poor
Window	Partial double glazing	Poor
Main heating	No system present: electric heaters assumed	Very poor
Main heating control	None	Very poor
Hot water	No system present: electric immersion assumed	Very poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	(other premises below)	N/A
Secondary heating	None	N/A

### Primary energy use

The primary energy use for this property per year is 1003 kilowatt hours per square metre (kWh/m<sup>2</sup>).

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## How this affects your energy bills

An average household would need to spend **£2,061 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 £1,241 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2021** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

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### Heating this property

Estimated energy needed in this property is:

- 7,681 kWh per year for heating
  - 2,936 kWh per year for hot water
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## Impact on the environment

This property's environmental impact rating is F. It has the potential to be F.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year.

### Carbon emissions

An average household produces 6 tonnes of CO<sub>2</sub>

This property produces 5.6 tonnes of CO<sub>2</sub>

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This property's potential production 4.2 tonnes of CO<sub>2</sub>

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You could improve this property's CO<sub>2</sub> emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

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## Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£226
2. High heat retention storage heaters	£800 - £1,200	£978
3. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£39

## Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](http://www.gov.uk/improve-energy-efficiency)

## Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Free energy saving improvements: [Home Upgrade Grant \(www.gov.uk/apply-home-upgrade-grant\)](http://www.gov.uk/apply-home-upgrade-grant)
  - Insulation: [Great British Insulation Scheme \(www.gov.uk/apply-great-british-insulation-scheme\)](http://www.gov.uk/apply-great-british-insulation-scheme)
  - Heat pumps and biomass boilers: [Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgrade-scheme\)](http://www.gov.uk/apply-boiler-upgrade-scheme)
  - Help from your energy supplier: [Energy Company Obligation \(www.gov.uk/energy-company-obligation\)](http://www.gov.uk/energy-company-obligation)
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## 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	Anthony Golden
Telephone	01530417141
Email	<a href="mailto:tony.golden@btinternet.com">tony.golden@btinternet.com</a>

### Contacting the accreditation scheme

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

Accreditation scheme	ECMK
Assessor's ID	ECMK300483
Telephone	0333 123 1418
Email	<a href="mailto:info@ecmk.co.uk">info@ecmk.co.uk</a>

### About this assessment

Assessor's declaration	No related party
Date of assessment	4 July 2021
Date of certificate	4 July 2021
Type of assessment	<a href="#">RdSAP</a>

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