Energy performance certificate (EPC)				
3B NOTTINGHAM ROAD LOUGHBOROUGH LE11 1ER	Energy rating	Valid until:	3 July 2031	
		Certificate number:	2118-8113-8517-2131-1800	
Property type Top-floor flat				
Total floor area	floor area 33 square metres			

Rules on letting this property



You may not be able to let this property

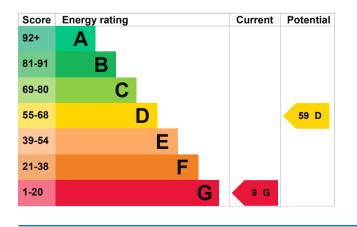
This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read <u>guidance for landlords on the regulations and exemptions</u> (<u>https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</u>).

Properties can be let if they have an energy rating from A to E. You could make changes to <u>improve</u> this property's energy rating.

Energy rating and score

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

<u>See how to improve this property's energy</u> <u>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
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/m2).

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.

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

Impact on the environment

This property's environmental impact rating is F. It has the potential to be F.		This property's potential production	4.2 tonnes of CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
Carbon emissions		These ratings are based on assumptions about	
An average household produces	6 tonnes of CO2	average occupancy and energy use. People living at the property may use different amount of energy.	
This property produces	5.6 tonnes of CO2		

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)

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)
- Insulation: Great British Insulation Scheme (www.gov.uk/apply-great-british-insulation-scheme)
- · Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)
- Help from your energy supplier: Energy Company Obligation (www.gov.uk/energy-company-obligation)

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
Telephone
Email

Anthony Golden 01530417141 tony.golden@btinternet.com

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	info@ecmk.co.uk

About this assessment

Assessor's declaration Date of assessment Date of certificate Type of assessment No related party 4 July 2021 4 July 2021 RdSAP