Energy performance certificate (EPC)

Flat 9 Alexandra Court 342, London Road LEICESTER LE2 2PS Energy rating

Valid until: 18 February 2025

Certificate number: 8703-4363-9329-8597-8253

Property type Top-floor flat

Total floor area 47 square metres

Rules on letting this property

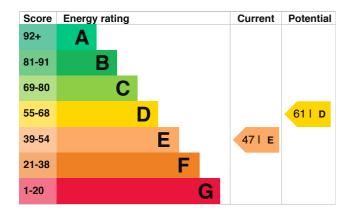
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or 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).

Energy efficiency rating for this property

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

See how to improve this property's energy performance.



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 the number the lower your fuel 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

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	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, no insulation (assumed)	Very poor
Window	Single glazed	Very poor
Main heating	Community scheme	Good
Main heating control	Flat rate charging, TRVs	Average
Hot water	Community scheme	Good
Lighting	Low energy lighting in 75% of fixed outlets	Very good
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 538 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property		This property produces	4.5 tonnes of CO2
This property's current environmental impact rating is E. It has the potential to be D.		This property's potential production	3.1 tonnes of CO2
Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.		By making the <u>recommend</u> could reduce this property's 1.4 tonnes per year. This wenvironment.	s CO2 emissions by
Properties with an A rating	oroduce less CO2		
than G rated properties.		Environmental impact ratings are based on assumptions about average occupancy and	
An average household produces	6 tonnes of CO2	energy use. They may not reflect how energy is consumed by the people living at the property.	

Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from E (47) to D (61).

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£196
2. Replace single glazed windows with low-E double glazed	£3,300 - £6,500	£51

Paying for energy improvements

Find energy grants and ways to save energy in your home. (https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£956
Potential saving	£248

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The potential saving shows how much money you could save if you <u>complete each</u> <u>recommended step in order</u>.

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

Heating use in this property

Solid wall insulation

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

Estimated energy used to heat this property

Type of heating	Estimated energy used
Space heating	11566 kWh per year
Water heating	2051 kWh per year
Potential energy savings by installing insulation	
Type of insulation	Amount of energy saved
Loft insulation	4413 kWh per year

3727 kWh per year

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 Daniel Cashmore Telephone 07817672476

Email <u>dan.j.cashmore@gmail.com</u>

Accreditation scheme contact details

Accreditation scheme Stroma Certification Ltd

Assessor ID STRO007348
Telephone 0330 124 9660

Email <u>certification@stroma.com</u>

Assessment details

Assessor's declaration No related party
Date of assessment 16 February 2015
Date of certificate 19 February 2015

Type of assessment RdSAP