Energy performance certificate (EPC)				
Flat 8 Alexandra Court 342, London Road LEICESTER LE2 2PS	Energy rating	Valid until: 18 February 2025 Certificate number: 0432-2831-7529-9395-4791		
Property type		Top-floor flat		
Total floor area		66 square metres		

## Rules on letting this property

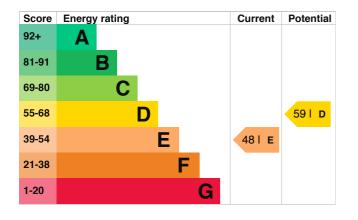
Properties can be rented if they have an energy rating from A to E.

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.

<u>See how to improve this property's energy</u> 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	Partial double glazing	Poor
Main heating	Community scheme	Good
Main heating control	Flat rate charging, TRVs	Average
Hot water	Community scheme	Good
Lighting	Low energy lighting in all 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 470 kilowatt hours per square metre (kWh/m2).

Environmental impa property	act of this	This property produces	5.4 tonnes of CO2	
This property's current envi rating is E. It has the poten	•	This property's potential production	4.2 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>recommended changes</u> , you could reduce this property's CO2 emissions by 1.2 tonnes per year. This will help to protect the environment.		
Properties with an A rating	produce less CO2			
than G rated properties.		Environmental impact ratin assumptions about average	-	
An average household produces	6 tonnes of CO2	energy use. They may not consumed by the people liv		

# 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 (48) to D (59).

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£208
2. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£30

## 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		Heating use in this property	
Estimated yearly energy	£1139	Heating a property usually makes up the majority of energy costs.	
Potential saving £238		Estimated energy used to heat this property	
		Type of heating	Estimated energy used
The estimated cost shows how m	uch the	Space heating	14390 kWh per year
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.		Water heating	2260 kWh per year
		Potential energy savings by installing insulation	
The potential saving shows how much money		Type of insulation	Amount of energy saved
you could save if you <u>complete ea</u> recommended step in order.	<u>ich</u>	Loft insulation	6280 kWh per year
For advice on how to reduce your visit <u>Simple Energy Advice</u> (https://www.simpleenergyadvice.org.		Solid wall insulation	4190 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 Cas
Telephone	078176724
Email	dan.j.cashr

### Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

### **Assessment details**

Assessor's declaration Date of assessment Date of certificate

Type of assessment

Daniel Cashmore 07817672476 <u>dan.j.cashmore@gmail.com</u>

Stroma Certification Ltd STRO007348 0330 124 9660 <u>certification@stroma.com</u>

No related party 19 February 2015 19 February 2015 RdSAP