Energy performance certificate (EPC)

Total floor area	94 square metres		
Property type	G	around-floor flat	
LEICESTER LE2 2PS		Certificate number:	0310-2424-8420-2605-1645
Flat 11 Alexandra Court 342 London Road	Energy rating	Valid until:	9 February 2035

Rules on letting this property

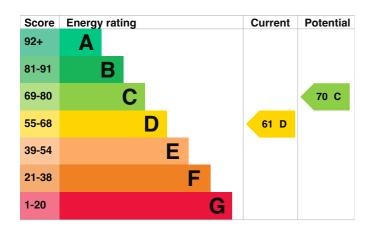
Properties can be let if they have an energy rating from A to E.

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 rating and score

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

See how to improve this property's energy efficiency



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	Cavity wall, as built, insulated (assumed)	Good
Roof	Flat, insulated (assumed)	Average
Roof	Pitched, no insulation	Very poor
Window	Partial double glazing	Poor
Main heating	Community scheme	Good
Main heating control	Flat rate charging, programmer and TRVs	Average
Hot water	Community scheme	Good
Lighting	Low energy lighting in 67% of fixed outlets	Good
Roof	(another dwelling above)	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 299 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £1,431 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 £325 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** 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:

- 12,088 kWh per year for heating
- 2,583 kWh per year for hot water

Impact on the environment	This property produces	4.9 tonnes of CO2
This property's environmental impact rating is E. It has the potential to be D.	This property's potential production	3.7 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 pre emissions by making the This will help to protect th	suggested changes.
Carbon emissions	These ratings are based of about average occupancy	/ and energy use.
An average household 6 tonnes of CO2 produces	People living at the property may use differ amounts of energy.	rty may use different

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£132
2. Floor insulation (solid floor)	£4,000 - £6,000	£107
3. Low energy lighting	£5	£28
4. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£57

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: <u>Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)</u>
- Help from your energy supplier: <u>Energy Company Obligation (www.gov.uk/energy-company-obligation)</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	Mahomed Fazlanie
Telephone	07403447846
Email	mfazlanie@gmail.com

Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/025142
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	4 February 2025
Date of certificate	10 February 2025
Type of assessment	RdSAP