# **Energy performance certificate (EPC)**

18B BELVOIR STREET LEICESTER LE1 6QH Energy rating

Valid until: 17 May 2031

Certificate number: 3209-8525-5420-0188-6292

Property type Top-floor flat

Total floor area 71 square metres

## Rules on letting this property

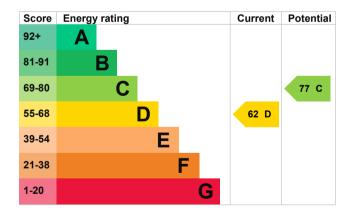
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance</u> for <u>landlords</u> on the <u>regulations</u> and <u>exemptions</u> (<u>https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-quidance</u>).

# **Energy rating and score**

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

<u>See how to improve this property's energy 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, 100 mm loft insulation	Average
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system, no cylinder thermostat	Average
Lighting	Low energy lighting in 75% of 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 291 kilowatt hours per square metre (kWh/m2).

## How this affects your energy bills

An average household would need to spend £804 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 £323 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:

- 7,598 kWh per year for heating
- 3,408 kWh per year for hot water

#### Saving energy by installing insulation

Energy you could save:

- 479 kWh per year from loft insulation
- 2,726 kWh per year from solid wall insulation

#### More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

Environmental impa property	ct of this	This property produces	3.6 tonnes of CO2	
This property's current environmental impact rating is D. It has the potential to be C.		This property's potential production	1.9 tonnes of CO2	
Properties get a rating from on how much carbon dioxid produce each year. CO2 ha	e (CO2) they	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 or	•	
An average household produces	6 tonnes of CO2	average occupancy and energy use. People living at the property may use different amounts of energy.		

# Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£25
2. Internal or external wall insulation	£4,000 - £14,000	£142
3. Low energy lighting	£10	£14
4. Hot water cylinder thermostat	£200 - £400	£22
5. Heating controls (room thermostat and TRVs)	£350 - £450	£61
6. Condensing boiler	£2,200 - £3,000	£59

#### Help paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. This will help you buy a more efficient, low carbon heating system for this property.

#### 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 <u>07403447846</u> ⊚

Email <u>mfazlanie@gmail.com</u>

#### Contacting the accreditation scheme

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

Accreditation scheme Stroma Certification Ltd

Assessor's ID STRO034038
Telephone 0330 124 9660 ◎

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

#### About this assessment

Assessor's declaration

Date of assessment

Date of certificate

Type of assessment

No related party
18 May 2021
18 May 2021
RdSAP