Energy performance certificate (EPC)			
68, Grove Road LEICESTER LE5 3HG	Energy rating	Valid until: 26 December 2028 Certificate number: 8378-7022-6629-4240-5922	
Property type		Mid-terrace house	
Total floor area		95 square metres	

# Rules on letting this property

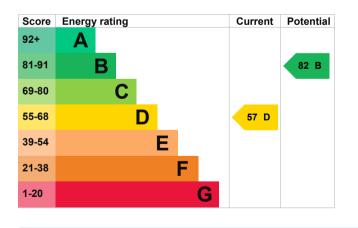
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance 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>).

# Energy rating and score

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

<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
Wall	Cavity wall, as built, partial insulation (assumed)	Average
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Pitched, limited insulation (assumed)	Poor
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
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 325 kilowatt hours per square metre (kWh/m2).

Environmental imp property	act of this	This property's potential production	2.3 tonnes of CO2
This property's current environmental impact rating is E. It has the potential to be C.		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.			
An average household produces	6 tonnes of CO2	Environmental impact rating assumptions about average energy use. They may not consumed by the people live	e occupancy and reflect how energy is
This property produces	5.5 tonnes of CO2		

# Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Room-in-roof insulation	£1,500 - £2,700	£225

Step	Typical installation cost	Typical yearly saving
2. Internal or external wall insulation	£4,000 - £14,000	£118
3. Floor insulation (solid floor)	£4,000 - £6,000	£39
4. Solar water heating	£4,000 - £6,000	£32
5. Solar photovoltaic panels	£5,000 - £8,000	£288
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.

Estimated energy use an potential savings	ld	Estimated energ property	y used to heat this
Based on average energy costs when this EPC		Type of heating	Estimated energy used
was created:		Space heating	19215 kWh per year
Estimated yearly energy cost for this property	£1122	Water heating	2215 kWh per year
Potential saving if you	£413	Potential energy insulation	savings by installing
complete every step in order		Type of insulation	Amount of energy saved
		Loft insulation	1225 kWh per year
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.		Cavity wall insulation	536 kWh per year
		Solid wall insulation	2515 kWh per year
		Saving onergy in this property	

### Heating use in this property

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

Saving energy in this property

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

### 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	
Telephone	
Email	

Manjinder Singh 07837225551 <u>msinghdea@hotmail.com</u>

### Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

#### Assessment details

Assessor's declaration Date of assessment Date of certificate Type of assessment Stroma Certification Ltd STRO029897 0330 124 9660 certification@stroma.com

No related party 20 December 2018 27 December 2018 RdSAP