# Energy performance certificate (EPC) 430, Coventry Road HINCKLEY LE10 0NH Energy rating Certificate number: 0153-2828-6196-9821-4461 Property type Semi-detached house Total floor area 87 square metres

# Rules on letting this property

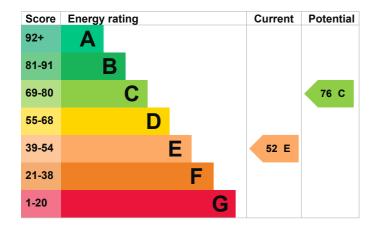
Properties can be let if they have an energy rating from A to E.

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 E. 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	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Flat, insulated (assumed)	Average
Window	Fully double glazed	Good
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 78% of fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

### Primary energy use

The primary energy use for this property per year is 377 kilowatt hours per square metre (kWh/m2).

# How this affects your energy bills

An average household would need to spend £1,184 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 £359 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2019** 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:

- 19,525 kWh per year for heating
- 2,164 kWh per year for hot water

# Impact on the environment

This property's environmental impact rating is E. It has the potential to be C.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

# You could improve this property's CO2 emissions by

This property produces

This property's potential

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

5.8 tonnes of CO2

2.9 tonnes of CO2

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

#### **Carbon emissions**

An average household produces

6 tonnes of CO2

# Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£280
2. Floor insulation (suspended floor)	£800 - £1,200	£48
3. Solar water heating	£4,000 - £6,000	£31
4. Solar photovoltaic panels	£5,000 - £8,000	£300

### 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 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	Michael Crampton	
Telephone	01455634855	
Email	mikey.crampton@ukbuildingcompliance.co.uk	

# Contacting the accreditation scheme

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

Stroma Certification Ltd	
STRO026196	
0330 124 9660	
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No related party	
28 January 2019	
29 January 2019	
RdSAP	
	STRO026196 0330 124 9660 certification@stroma.com  No related party 28 January 2019 29 January 2019