Energy performance certificate (EPC)		
Flat 87 The River Buildings 28 Western Road LEICESTER LE3 0GR	Energy rating	Valid until: 21 July 2032 Certificate number: 0350-2219-5130-2522-6855
Property type	ty type Top-floor flat	
Total floor area		54 square metres

Rules on letting this property

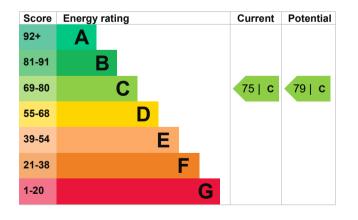
Properties can be rented if they have an energy rating from A to E.

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 C. It has the potential to be C.

<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	Cavity wall, as built, insulated (assumed)	Good
Roof	Flat, insulated (assumed)	Good
Window	Fully double glazed	Good
Main heating	Electric storage heaters	Average
Main heating control	Manual charge control	Poor
Hot water	Electric immersion, off-peak	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	(another dwelling below)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 296 kilowatt hours per square metre (kWh/m2).

Environmental impact property	of this	This property produces	2.7 tonnes of CO2
This property's current environr rating is D. It has the potential t	•	This property's potential production	2.3 tonnes of CO2
Properties are rated in a scale t based on how much carbon dio produce.	xide (CO2) they	By making the <u>recommend</u> could reduce this property's 0.4 tonnes per year. This w environment.	s CO2 emissions by
Properties with an A rating proc	luce less CO2		
than G rated properties. An average household	6 tonnes of CO2	Environmental impact rating assumptions about average energy use. They may not	e occupancy and reflect how energy is
produces		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 C (75) to C (79).

Step	Typical installation cost	Typical yearly saving
1. High heat retention storage heaters	£800 - £1,200	£76
2. Heat recovery system for mixer showers	£585 - £725	£28

Paying for energy improvements

Find energy grants and ways to save energy in your home. (https://www.gov.uk/improve-energy-efficiency)

£610

Estimated energy potential savings	use and
Estimated yearly energy cost for this property	

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.

The potential saving shows how much money you could save if you <u>complete each</u> recommended step in order.

For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u>

(https://www.simpleenergyadvice.org.uk/).

Heating use in this property

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

Estimated energy used to heat this property

Type of heating	Estimated energy used
Space heating	3293 kWh per year
Water heating	1657 kWh per year

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

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	George Hutton
Telephone	01162044925
Email	propmanleicester@mart

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration

Date of assessment Date of certificate

Type of assessment

<u>inco.com</u>

Elmhurst Energy Systems Ltd EES/022535 01455 883 250 enquiries@elmhurstenergy.co.uk

Employed by the professional dealing with the property transaction 21 July 2022 22 July 2022 RdSAP