Energy performance certificate (EPC)			
Flat 5 The Annexe 3, Junior Street LEICESTER LE1 4QF	Energy rating	Valid until:	13 February 2030
		Certificate number:	8007-0326-5322-1996-8203
Property type	Ν	/lid-floor flat	
Total floor area	8	0 square metres	

# Rules on letting this property

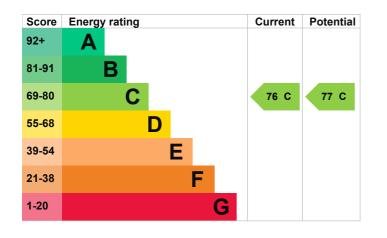
Properties can be let if they have an energy rating from A to E.

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 C. It has the potential to be C.

<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	Cavity wall, as built, insulated (assumed)	Good
Window	Fully double glazed	Good
Main heating	Air source heat pump, underfloor, electric	Poor
Main heating control	Programmer and at least two room thermostats	Good
Hot water	From main system	Poor
Lighting	Low energy lighting in 67% of fixed outlets	Good
Roof	(another dwelling above)	N/A
Floor	To external air, insulated (assumed)	N/A
Secondary heating	None	N/A

### Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

• Air source heat pump

#### Primary energy use

The primary energy use for this property per year is 142 kilowatt hours per square metre (kWh/m2).

# How this affects your energy bills

An average household would need to spend **£678 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 £18 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2020** 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:

- 2,847 kWh per year for heating
- 2,386 kWh per year for hot water

Impact on the environment		This property produces	1.9 tonnes of CO2	
This property's environmenta has the potential to be C.	l impact rating is C. It	This property's potential production	1.9 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 property's CO2 emissions by making the suggested changes. This will help to protect the environment.		
Carbon emissions		These ratings are based on assumptions about average occupancy and energy use. People living at		
An average household produces	6 tonnes of CO2	the property may use different amounts of energy		

## Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Low energy lighting	£20	£17

### Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

# 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	Aaron Anstey
Telephone	07725188855
Email	anstey50@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	ECMK
Assessor's ID	ECMK302150
Telephone	0333 123 1418
Email	info@ecmk.co.uk

### About this assessment

Assessor's declaration	No related party	
Date of assessment	12 February 2020	
Date of certificate	14 February 2020	
Type of assessment	RdSAP	