

BETA

This is a new service – your [feedback](#) will help us to improve it.

Energy performance certificate (EPC)

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93 NORWICH ROAD
LEICESTER
LE4 0LS

Energy rating

D

Valid until

8 July 2031

Certificate number

2191-9983-9561-1799-7117

Property type	Semi-detached house
Total floor area	87 square metres

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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](#).

- 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, filled cavity	Average
Roof	Pitched, 75 mm loft insulation	Average
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average

Hot water	From main system, no cylinder thermostat	Average
Lighting	Low energy lighting in 83% of fixed outlets	Very good
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 281 kilowatt hours per square metre (kWh/m²).

► [What is primary energy use?](#)

Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO₂). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO₂ emissions.

An average household produces	6 tonnes of CO ₂
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This property produces	4.3 tonnes of CO ₂
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This property's potential production	1.6 tonnes of CO ₂
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By making the [recommended changes](#), you could reduce this property's CO2 emissions by 2.7 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from D (62) to B (85).

Potential energy rating

B

► [What is an energy rating?](#)

Recommendation 1: Increase loft insulation to 270 mm

Increase loft insulation to 270 mm

Typical installation cost	£100 - £350
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Typical yearly saving	£33
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Potential rating after carrying out recommendation 1	band-d 63 D
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Recommendation 2: Floor insulation (solid floor)

Floor insulation (solid floor)

Typical installation cost	£4,000 - £6,000
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Typical yearly saving	£43
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Potential rating after carrying out recommendations 1 and 2	band-d 65 D
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Recommendation 3: Replace boiler with new condensing boiler

Condensing boiler

Typical installation cost	£2,200 - £3,000
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Typical yearly saving	£147
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Potential rating after carrying out recommendations 1 to 3	band-c 71 C
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Recommendation 4: Solar water heating

Solar water heating

Typical installation cost	£4,000 - £6,000
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Typical yearly saving	£78
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Potential rating after carrying out	band-c 75 C
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recommendations

1 to 4

Recommendation 5: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

Typical installation cost	£3,500 - £5,500
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Typical yearly saving	£333
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Potential rating after carrying out recommendations 1 to 5	band-b 85 B
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Paying for energy improvements

[Find energy grants and ways to save energy in your home.](#)

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£901
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Potential saving	£302
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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 estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice](#).

Heating use in this property

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

Estimated energy used to heat this property

Space heating	7930 kWh per year
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Water heating	5206 kWh per year
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Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
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Loft insulation	669 kWh per year
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You might be able to receive [Renewable Heat Incentive payments](#). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

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	Ian Carmichael
Telephone	07592434772
Email	ian@bluefoxproperties.co.uk

Accreditation scheme contact details

Accreditation scheme	ECMK
Assessor ID	ECMK300669
Telephone	0333 123 1418
Email	info@ecmk.co.uk

Assessment details

Assessor's declaration	No related party
Date of assessment	6 July 2021

Date of certificate

9 July 2021

Type of assessment

▶ [RdSAP](#)

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at

mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.

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