

Energy performance certificate (EPC)

13 Britannia Walk MARKET HARBOROUGH LE16 8BF	Energy rating C	Valid until: 7 March 2033
		Certificate number: 8437-7627-4200-0718-4202

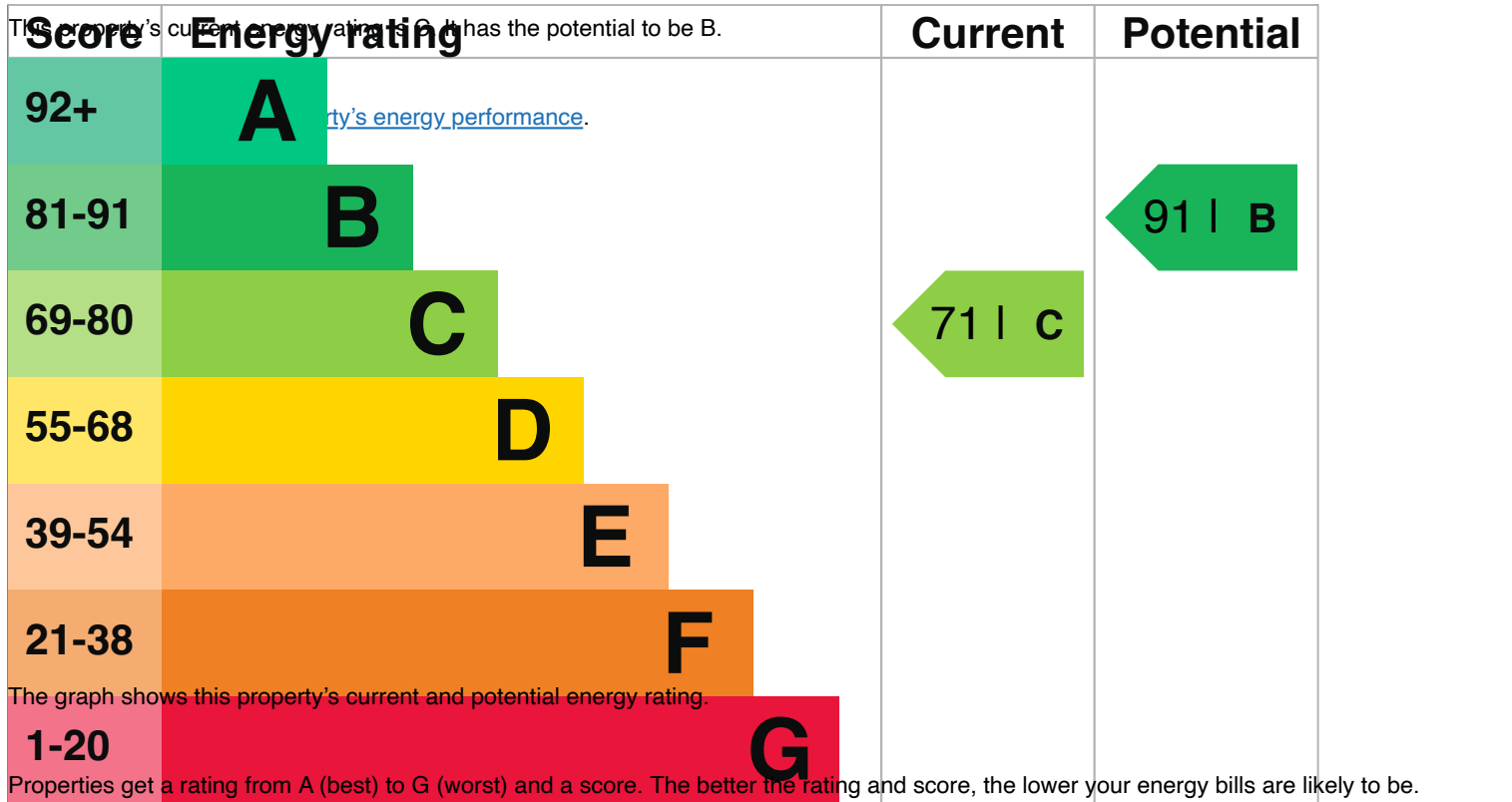
Property type	End-terrace house
Total floor area	44 square metres

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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property



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	Pitched, 200 mm loft insulation	Good
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, no cylinder thermostat	Average
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 246 kilowatt hours per square metre (kWh/m²).

Environmental impact of this property

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

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 CO ₂
This property produces	1.9 tonnes of CO ₂
This property's potential production	0.5 tonnes of CO ₂

You could improve this property's CO₂ emissions by making the suggested changes. 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.

Improve this property's energy rating

Follow these steps to improve the energy rating and score.

Step	Typical installation cost	Typical yearly saving
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1. Floor insulation (solid floor)	£4,000 - £6,000	£48
2. Hot water cylinder thermostat	£200 - £400	£90
3. Solar water heating	£4,000 - £6,000	£97
4. Solar photovoltaic panels	£3,500 - £5,500	£659

Paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme](https://www.gov.uk/apply-boiler-upgrade-scheme) (<https://www.gov.uk/apply-boiler-upgrade-scheme>). This will help you buy a more efficient, low carbon heating system for this property.

Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£1019
Potential saving if you complete every step in order	£236

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.

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
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Space heating	3550 kWh per year
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Water heating	2971 kWh per year
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Potential energy savings by installing insulation

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

Saving energy in this property

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

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	Arnold Katumba
Telephone	01923594577
Email	support@epcgreen.net

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/026617
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration	No related party
Date of assessment	8 March 2023
Date of certificate	8 March 2023
Type of assessment	RdSAP