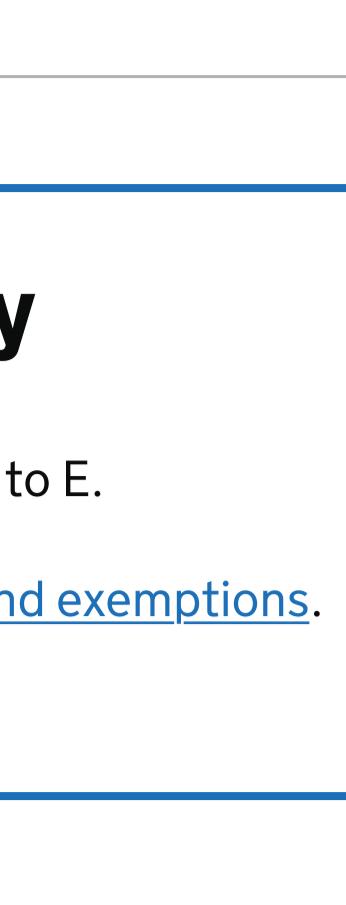


Energy performance certificate (EPC)

Certificate contents

- Rules on letting this property
- Energy rating and score
- Breakdown of property's energy performance
- How this affects your energy bills
- Impact on the environment
- Steps you could take to save energy
- Who to contact about this certificate
- Other certificates for this property

25, Scotlands Drive COALVILLE LE67 3SU	Energy rating 
Valid until 27 September 2026	Certificate number 8986-7521-4890-4798-1922

Share this certificate

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- [Print](#)

Property type **Semi-detached house**

Total floor area **79 square metres**

Rules on letting this property

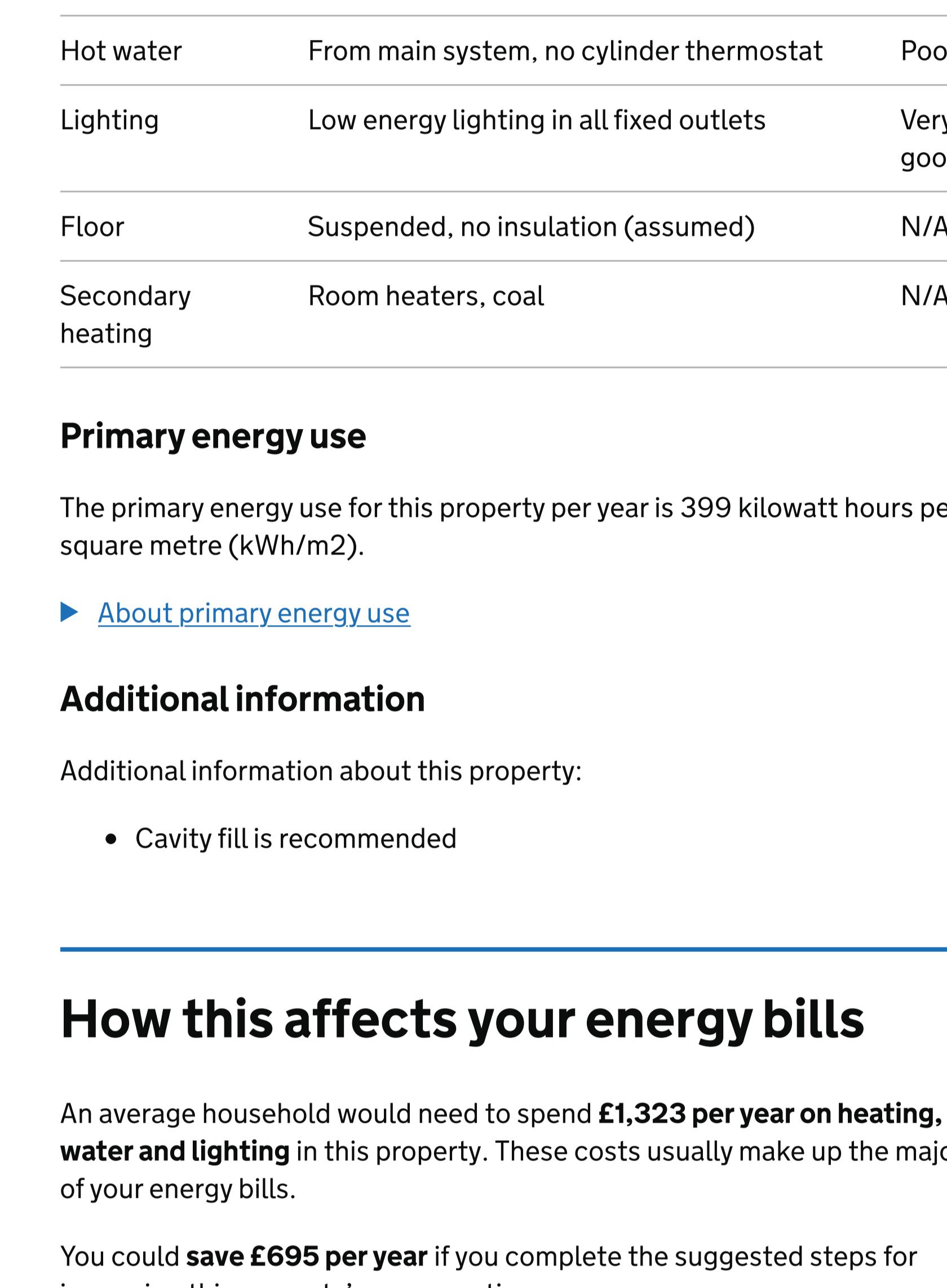
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is E. It has the potential to be B.

[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	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 200 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, coal	Average
Main heating control	No time or thermostatic control of room temperature	Very poor
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, coal	N/A

Primary energy use

The primary energy use for this property per year is 399 kilowatt hours per square metre (kWh/m²).

[► About primary energy use](#)

Additional information

Additional information about this property:

- Cavity fill is recommended

How this affects your energy bills

An average household would need to spend **£1,323 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 £695 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2016** 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:

- 15,606 kWh per year for heating
- 3,116 kWh per year for hot water

Typical installation cost £500 - £1,500

Typical yearly saving £278

Potential rating after completing Step 1 **57 D**

Step 2: **Floor insulation (suspended floor)**

Typical installation cost £800 - £1,200

Typical yearly saving £67

Potential rating after completing Step 1 and 2 **60 D**

Step 3: **Draught proofing**

Typical installation cost £80 - £120

Typical yearly saving £49

Potential rating after completing Step 1 to 3 **62 D**

Step 4: **Heating controls (programmer, room thermostat and TRVs)**

Heating controls (programmer, thermostat, TRVs)

Typical installation cost £350 - £450

Typical yearly saving £86

Potential rating after completing Step 1 to 4 **65 D**

Step 5: **Gas condensing boiler**

Typical installation cost £3,000 - £7,000

Typical yearly saving £172

Potential rating after completing Step 1 to 5 **72 C**

Step 6: **Solar water heating**

Typical installation cost £4,000 - £6,000

Typical yearly saving £44

Potential rating after completing Step 1 to 6 **74 C**

Step 7: **Solar photovoltaic panels, 2.5 kWp**

Typical installation cost £5,000 - £8,000

Typical yearly saving £272

Potential rating after completing Step 1 to 7 **85 B**

Get [advice on making energy saving improvements](#)

Get [detailed recommendations and cost estimates](#)

Help [paying for energy saving improvements](#)

You may be eligible for help with the cost of improvements:

- Insulation: [Great British Insulation Scheme](#)

- Heat pumps and biomass boilers: [Energy Company Obligation](#)

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 **Daniel Cashmore**

Telephone **07817672476**

Email **dan.i.cashmore@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 **Stroma Certification Ltd**

Assessor's ID **STRO007348**

Telephone **03301249660**

Email **certification@stroma.com**

About this assessment

Assessor's declaration **No related party**

Date of assessment **28 September 2016**

Date of certificate **28 September 2016**

Type of assessment **► Rdsap**

Other certificates for this property

If you're aware of previous certificates at this property, and they are not listed here, please contact us at [mhcfa.digital@services.communities.gov.uk](#) or call our helpline on 020 3299 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.