



31 Leabourne road
31 Leabourne Road, London, N16 6SU Royaume-Uni

Current EPC:
EER: 56 EIR: 50

D

Retrofit Plans

AMBITIOUS

Expected EPC

A

EER 96 EIR 100 ⓘ

Capital Appreciation **£944,000 (18%)**

Estimated Cost*

£41,843

*minus Grants

ROI*

19 Years

*minus Grants

Grants **£7,500**

Energy Savings **£2,161 / year**

dMEV Installation

Premium description:

We will install a decentralised Mechanical Extract Ventilation (dMEV) system

Products reference:

- Decentralised Mechanical Extract Ventilation ⓘ

Loft Insulation

Premium description:

300mm rockwool loft insulation will be installed (where U-Value > 0.16W/m²K) to further improve roofs insulation to 0.16w/m²K. (final average: 0.16W/m²K)

Products reference:

- Loft insulation ⓘ

Cavity Insulation

Premium description:

Rockwool loose-fill granulate insulation will be injected into the cavity (where U-Value > 0.45W/m²K) of the external walls to achieve a U-value of 0.45W/m²K. (final average: 0.45W/m²K)

Products reference:

- Cavity wall insulation ⓘ

Draught Proofing

Premium description:

We will carry out draught-proofing measures into 7 rooms to reduce air permeability by 4m³/m²/hr

Products reference:

- Draught Proof ⓘ

LED Installation

Premium description:

We will be replacing incandescent and fluorescent light fittings with LED lights (37 new bulbs). Daily energy consumption for lighting improved to 0.012kWh/m²/day.

Products reference:

- LED light fittings ⓘ

Air Source Heat Pump (ASHP) Installation and ASHP Cylinder Installation

Premium description:

We will install ASHP to provide a maximum duty of 12 kW of heating. Installation of an ASHP cylinder of 200L capacity

Products reference:

- Samsung EHS Monobloc R290 ⓘ
- ASHP Cylinder ⓘ

Main Heating Controls Upgrade

Premium description:

We will upgrade the main heating controls to room thermostat, programmer and TRVs

Products reference:

- Heating Control ⓘ

Solar panels installation with battery

Premium description:

We will install 17 solar panels with battery. Producing a total of 7038.0 kWh/year. For

SMART

Expected EPC

B

EER 88 EIR 98 ⓘ

Capital Appreciation **£896,000 (12%)**

Estimated Cost*

£21,711

*minus Grants

ROI*

17 Years

*minus Grants

Grants **£7,500**

Energy Savings **£1,297 / year**

dMEV Installation

Premium description:

We will install a decentralised Mechanical Extract Ventilation (dMEV) system

Products reference:

- Decentralised Mechanical Extract Ventilation ⓘ

Loft Insulation

Premium description:

300mm rockwool loft insulation will be installed (where U-Value > 0.16W/m²K) to further improve roofs insulation to 0.16w/m²K. (final average: 0.16W/m²K)

Products reference:

- Loft insulation ⓘ

Cavity Insulation

Premium description:

Rockwool loose-fill granulate insulation will be injected into the cavity (where U-Value > 0.45W/m²K) of the external walls to achieve a U-value of 0.45W/m²K. (final average: 0.45W/m²K)

Products reference:

- Cavity wall insulation ⓘ

Draught Proofing

Premium description:

We will carry out draught-proofing measures into 7 rooms to reduce air permeability by 4m³/m²/hr

Products reference:

- Draught Proof ⓘ

LED Installation

Premium description:

We will be replacing incandescent and fluorescent light fittings with LED lights (37 new bulbs). Daily energy consumption for lighting improved to 0.012kWh/m²/day.

Products reference:

- LED light fittings ⓘ

Air Source Heat Pump (ASHP) Installation and ASHP Cylinder Installation

Premium description:

We will install ASHP to provide a maximum duty of 12 kW of heating. Installation of an ASHP cylinder of 200L capacity

Products reference:

- Samsung EHS Monobloc R290 ⓘ
- ASHP Cylinder ⓘ

Electric installation

Premium description:

Electric installation needs to be modified for these measures (including adjustments to consumer units): dMEV Installation, Air Source Heat Pump (ASHP) Installation and ASHP Cylinder Installation

Products reference:

- Electric installation ⓘ

LIGHT

Expected EPC

C

EER 73 EIR 76 ⓘ

Capital Appreciation **£864,000 (8%)**

Estimated Cost*

£8,310

*minus Grants

ROI*

8 Years

*minus Grants

Grants **£0**

Energy Savings **£1,044 / year**

dMEV Installation

Premium description:

We will install a decentralised Mechanical Extract Ventilation (dMEV) system

Products reference:

- Decentralised Mechanical Extract Ventilation ⓘ

Loft Insulation

Premium description:

300mm rockwool loft insulation will be installed (where U-Value > 0.16W/m²K) to further improve roofs insulation to 0.16w/m²K. (final average: 0.16W/m²K)

Products reference:

- Loft insulation ⓘ

Cavity Insulation

Premium description:

Rockwool loose-fill granulate insulation will be injected into the cavity (where U-Value > 0.45W/m²K) of the external walls to achieve a U-value of 0.45W/m²K. (final average: 0.45W/m²K)

Products reference:

- Cavity wall insulation ⓘ

Electric installation

Premium description:

Electric installation needs to be modified for these measures (including adjustments to consumer units): dMEV Installation

Products reference:

- Electric installation ⓘ

DETAILED RETROFIT PLANS

Created on 04 March 2026

Retrofit Assessor Mathieu Lafargue (ID: -)

Contact Information
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31 Leabourne road
31 Leabourne Road, London, N16 6SU United Kingdom

Current EPC: **D**
EER: 56 EIR: 50



Value Post-Retrofit

£896,000

£800,000 Pre-Retrofit
£96,000 Capital Appreciation

ROI

16* years

Time it takes to recover your investment through lower energy bills. (*Include grants)

SAP Impact

+32

Improvement in Energy Efficiency Rating after retrofit.

Yearly Energy Savings

£1,297

Energy Saved

52,626 kWh/year

CO₂ Saved

11,540 kgCO₂e / year

Scenario Smart

Premium

Retrofit Estimated Cost ⓘ

£29,682

Grants

get £7,500

Final cost after grants

£22,182

⌵ Retrofit Risk Assessment (PAS 2035)

Grades your retrofit A, B, or C based on the number and complexity of measures and your property's construction.

A Low risk – simple energy efficiency measures

B Medium risk – a typical package of energy efficiency measures in homes of standard construction



C

High risk – a more complex package of measures needing detailed specification

Risk level of your retrofit based on the number of measures to be implemented (10) and the type of measure (13 – the most technical)

Key Findings (PAS 2035)

These entries represent important characteristics of the property, and you are encouraged to expand upon the existing information and add any necessary details. The summary you build here will be included in the final report.

Construction Type	The exterior walls are Cavity Walls	Heating System Type	The main heating system is Gas Boiler
Construction Year	The building was constructed in 1910	Occupants	Ex: 3 people live here
Roof Insulation Level	The level of insulation of the roof is	Special Needs	Ex: Occupants include elderly and children
Wall Insulation Level	The level of insulation of the walls is	Heating/Ventilation Usage	Ex: Heating used intermittently
Window Type	Ex: The home has double glazing windows	Damp or Mould	Ex: Minor damp in basement
Thermal Bridges / Damp	Ex: No signs of thermal bridges or damp	Material Degradation	Ex: Slight wear on roof timbers
EPC Rating	The current EPC rating is D	Retrofit Feasibility	Ex: Cannot add external insulation
Heat Loss Estimate	Ex: Heat loss appears moderate	Structural Constraints	Ex: Listed façade limits work
Ventilation Quality	The ventilation system is Natural ventilation	Renewable Potential	Ex: Excellent south-facing roof
Others			



Additional notes or details not covered above

Update

Improvement Options Evaluation

Performance indicator type: Delta

+ Add Retrofit Phase

We offer a free initial retrofit scope of works. Upon signature and survey, you will get a final detailed design enabling you to procure the exact products to make your home very efficient.

dMEV Installation

£ 1,270



Final Assessment

Premium description:

Installation of 3 dMEVs from Domus Nico range to all wetrooms:

- 1 unit for kitchen,
- 2 units for bathrooms,

ROI
N/A yearsCO₂ Saved
-1270 kgCO₂e/yrSAP Uplift
-4 SAPEnergy Saved
-6047 kWh/yrEnergy Cost Saved
-210 £/yrCarbon Cost Effectiveness
N/A £/tCO₂e lifetime

Choose a tailored retrofit plan and gain access to a guaranteed assessment.

Save

Loft Insulation

£ 1,529



Final Assessment

Premium description:

300mm rockwool loft insulation will be installed (where U-Value > 0.16W/m²K) to further improve roofs insulation to 0.16w/m²K. (final average: 0.16W/m²K)

Products reference:

- Loft insulation

ROI
2 yearsCO₂ Saved
4651 kgCO₂e/yrSAP Uplift
12 SAPEnergy Saved
22148 kWh/yrEnergy Cost Saved
771 £/yrCarbon Cost Effectiveness
-174 £/tCO₂e lifetime

Choose a tailored retrofit plan and gain access to a guaranteed assessment.

Save

Cavity Insulation


£ **5,349**  

Final Assessment

Premium description:

Rockwool loose-fill granulate insulation will be injected into the cavity (where U-Value > 0.45W/m²K) of the external walls to achieve a U-value of 0.45W/m²K. (final average: 0.45W/m²K)

Products reference:

- Cavity wall insulation 

ROI **11** years

CO₂ Saved **2917** kgCO₂e/yr

SAP Uplift **8** SAP

Energy Saved **13888** kWh/yr

Energy Cost Saved **483** £/yr

Carbon Cost Effectiveness **-209** £/tCO₂e lifetime

Choose a tailored retrofit plan and gain access to a guaranteed assessment.

Save

Draught Proofing

£ **540**  

Final Assessment

Premium description:

We will carry out draught-proofing measures into 7 rooms to reduce air permeability by 4m³/m²/hr

Products reference:

- Draught Proof 

ROI **6** years

CO₂ Saved **548** kgCO₂e/yr

SAP Uplift **2** SAP

Energy Saved **2609** kWh/yr

Energy Cost Saved **91** £/yr

Carbon Cost Effectiveness **-265** £/tCO₂e lifetime

Choose a tailored retrofit plan and gain access to a guaranteed assessment.

Save

LED Installation


£ **98**  

Final Assessment

Premium description:

We will be replacing incandescent and fluorescent light fittings with LED lights (37 new bulbs). Daily energy consumption for lighting improved to 0.012kWh/m²/day.

Products reference:

- LED light fittings 

ROI **1** years

CO₂ Saved **81** kgCO₂e/yr

SAP Uplift **1** SAP

Energy Saved **598** kWh/yr

Energy Cost Saved **79** £/yr

Carbon Cost Effectiveness **-1056** £/tCO₂e lifetime

Choose a tailored retrofit plan and gain access to a guaranteed assessment.

Save

Air Source Heat Pump (ASHP) Installation and ASHP Cylinder Installation



£ **19,793**  

Final Assessment

Premium description:

We will install ASHP to provide a maximum duty of 12 kW of heating. Installation of an ASHP cylinder of 200L capacity

Products selection:

- Samsung EHS Monobloc R290 
- ASHP Cylinder 

ROI **236** years

CO₂ Saved **4613** kgCO₂e/yr

SAP Uplift **12** SAP

Energy Saved **19429** kWh/yr

Energy Cost Saved **84** £/yr

Carbon Cost Effectiveness **-304** £/tCO₂e lifetime

Choose a tailored retrofit plan and gain access to a guaranteed assessment.

Save

Electric installation


£ **1,103**  

Final Assessment

Premium description:

Electric installation needs to be modified for these measures (including adjustments to consumer units): dMEV Installation, Air Source Heat Pump (ASHP) Installation and ASHP Cylinder Installation

Products reference:

- Electric installation 

ROI years

CO₂ Saved kgCO₂e/yr

SAP Uplift SAP

Energy Saved kWh/yr

Energy Cost Saved £/yr

Carbon Cost Effectiveness £/tCO₂e lifetime

Choose a tailored retrofit plan and gain access to a guaranteed assessment.

Save

Add custom measure

Programme

The measures could start on 19/03/2026 and end on 10/06/2026, lasting approximately 12 weeks.

	March		April					May				June
	W1	W2	W3	W4	W5	W6	W7	W8	W9	W10	W11	W12
Survey	Survey											
Home Energy Retrofit Plan	Home Energy Retrofit Plan											
Lead time	Lead time											
Loft Insulation								Loft Insulation				
Cavity Insulation								Cavity Insulation				



SHP & Cylinder Installatic

Electrical Connections

Commision & Handover

Draught Proofing

Finishing & Cleaning

ASHP & Cylinder Installation

Electrical Connections

Commision & Handover

Draught Proofing

Finishing & Cleaning

Estimated Grants Available

Boiler Upgrade Scheme

up to £7,500

✓ Premium



For Air Source Heat Pump

+ Add Custom Grant

Companies List

Below is the list of partner companies, including their contact details and associated costs – everything you need to move forward with confidence.

Company Name	Product	Type	Email	Phone	Cost	Contract	Status
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Stay Warm Insulation Services 50 Vista Centre, Salisbury Road, Hounslow, Middlesex	Loft Insulation Laid Flat	Insulation Company	info@staywarminsulation.com	02085380181	£1529	Contract	N/A
Stay Warm Insulation Services 50 Vista Centre, Salisbury Road, Hounslow, Middlesex	Wall Injected Cavity mineral wool insulation	Insulation Company	info@staywarminsulation.com	02085380181	£5349	Contract	N/A
Stay Warm Insulation Services 50 Vista Centre, Salisbury Road, Hounslow, Middlesex	Draught Proof	Insulation Company	info@staywarminsulation.com	02085380181	£540	Contract	N/A
M&V ELECTRICAL LTD 3 Whytewaters, Basildon	LED Bulbs	Electrical Company	vviliakas@gmail.com	07801462916	£98	Contract	N/A
Fitzpatrick Mechanical Services Ltd Unit 16 Stanley Court, Shearway Business Park, Folkestone, Kent	Air Source Heat Pump	Plumbing Company	lee@fitzmech.co.uk	07595081832	£19793	Contract	N/A
Fitzpatrick Mechanical Services Ltd Unit 16 Stanley Court, Shearway Business Park, Folkestone, Kent	ASHP Cylinder	Plumbing Company	lee@fitzmech.co.uk	07595081832	Include in ASHP	Contract	N/A
M&V ELECTRICAL LTD 3 Whytewaters, Basildon	Electric installation	Electrical Company	vviliakas@gmail.com	07801462916	£1103	Contract	N/A

