Energy performance certificate (EPC)

17a, Wentworth Street WAKEFIELD WF1 2QU	Energy rating	Valid until: 21 March 2025 Certificate number: 8435-7427-3470-0449-1926		
Property type	End-terrace house			
Total floor area		111 square metres		

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 <u>guidance for landlords on the regulations and exemptions</u> (<u>https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</u>).

Energy efficiency rating for this property

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

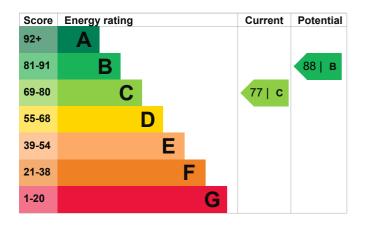
See how to improve this property's energy performance.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D the average energy score is 60



The graph shows this property's current and potential energy efficiency.

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, insulated (assumed)	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 8% of fixed outlets	Very poor
Floor	Solid, insulated (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

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

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.

6 tonnes of CO2 An average household produces

This property produces

2.8 tonnes of CO2

This property's potential production 1.5 tonnes of CO2

By making the <u>recommended changes</u>, you could reduce this property's CO2 emissions by 1.3 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 C (77) to B (88).

Recommendation	Typical installation cost	Typical yearly saving
1. Low energy lighting	£60	£53
2. Solar water heating	£4,000 - £6,000	£36
3. Solar photovoltaic panels	£5,000 - £8,000	£251

Paying for energy improvements

Find energy grants and ways to save energy in your home. (https://www.gov.uk/improve-energyefficiency)

Estimated energy use and potential savings

Estimated yearly £695 energy cost for this property Potential saving £90

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 <u>how to</u> <u>improve this property's energy</u> <u>performance</u>.

For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> (<u>https://www.simpleenergyadvice.org.uk/</u>).

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	6826 kWh per year
Water heating	2272 kWh per year

Potential energy savings by installing insulation

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

You might be able to receive <u>Renewable</u> <u>Heat Incentive payments</u> (https://www.gov.uk/domestic-renewable-heat-

incentive). 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 Telephone Email Raymond Gray 01226 715595 raymond.gray4@virgin.net

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email NHER NHER006031 01455 883 250 enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

No related party 21 March 2015 22 March 2015 RdSAP