## **Energy performance certificate (EPC)**

1 The Sett Northfield Lane Horbury WAKEFIELD WF4 5HZ Energy rating

Valid until: 15 November 2032

Certificate number:

2501-6309-4161-2911-8156

Property type Ground-floor flat

Total floor area 72 square metres

## Rules on letting this property

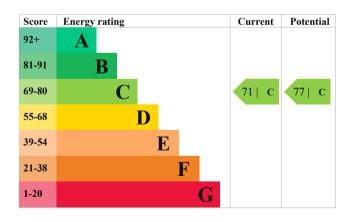
Properties can be let if they have an energy rating from A to E.

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).

# **Energy efficiency rating for this property**

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

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



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

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

## 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
Window	Fully double glazed	Good
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	Electric immersion, off-peak	Poor
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	Suspended, insulated (assumed)	N/A
Secondary heating	None	N/A

### Primary energy use

The primary energy use for this property per year is 233 kilowatt hours per square metre (kWh/m2).

<b>Environmental impact of this property</b>		
This property's current environmental impact rating is D. It has the potential to be C.	This property's potential 2.7 tonnes of CO2 production	
Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.	By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 0.1 tonnes per year. This will help to protect the environment.	
Properties with an A rating produce less CO2 than G rated properties.		
An average household fronces of CO2 produces	Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consume by the people living at the property.	
This property produces 2.8 tonnes of CO2		

### Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from C (71) to C (77).

Step	Typical installation cost	Typical yearly saving
1. High heat retention storage heaters	£1,200 - £1,800	£120
2. Heat recovery system for mixer showers	£585 - £725	£39

### Paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022)</u>. This will help you buy a more efficient, low carbon heating system for this property.

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

## Estimated energy use and potential savings

Estimated yearly energy cost for this property	£846
Potential saving	£159

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 potential saving shows how much money you could save if you complete each recommended step in order.

For advice on how to reduce your energy bills visit Simple Energy Advice (https://www.gov.uk/improve-energy-efficiency).

### 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	
Space heating	3275 kWh per year	
Water heating	1847 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.

### 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 Andrew Taylor Telephone 07899998877

Email epcdirect@hotmail.co.uk

#### Accreditation scheme contact details

Accreditation scheme ECMK

 Assessor ID
 ECMK300940

 Telephone
 0333 123 1418

 Email
 info@ecmk.co.uk

#### **Assessment details**

Assessor's declaration

Date of assessment

Date of certificate

No related party

16 November 2022

16 November 2022

Type of assessment RdSAP