Energy performance certificate (EPC)

31, Recreation Terrace LEEDS LS11 0AW Energy rating

Valid until: 18 May 2026

Certificate number: 8016-7525-4780-7451-5992

Property type

Enclosed Mid-Terrace house

Total floor area

48 square metres

Rules on letting this property

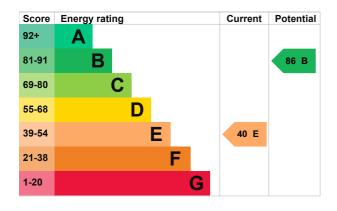
Properties can be let if they have an energy rating from A to E.

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

Energy rating and score

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

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



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	Solid brick, as built, no insulation (assumed)	Very poor	
Roof	Pitched, no insulation (assumed)	Very poor	
Window	Fully double glazed	Average	
Main heating	Room heaters, mains gas	Average	
Main heating control	No thermostatic control of room temperature	Poor	
Hot water	Gas multipoint	Average	
Lighting	Low energy lighting in all fixed outlets	Very good	
Floor	To unheated space, no insulation (assumed)	N/A	
Secondary heating	Portable electric heaters (assumed)	N/A	

Primary energy use

The primary energy use for this property per year is 568 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £1,112 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 £612 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:

- 9,698 kWh per year for heating
- 1,207 kWh per year for hot water

Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.

Carbon emissions

An average household produces

6 tonnes of CO2

This property produces	4.8 tonnes of CO2
This property's potential production	1.1 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£130
2. Floor insulation (suspended floor)	£800 - £1,200	£98
3. Condensing boiler	£3,000 - £7,000	£342
4. Flue gas heat recovery	£400 - £900	£21
5. Solar water heating	£4,000 - £6,000	£22
6. Solar photovoltaic panels	£5,000 - £8,000	£259

Help paying for energy improvements

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

More ways to save energy

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

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	Steven McBean
Telephone	<u>08450945192</u>
Email	epcquery@vibrantenergymatters.co.uk

Contacting the accreditation scheme
If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	ECMK	
Assessor's ID	ECMK300011	
Telephone	<u>0333 123 1418</u> 🗐	
Email	info@ecmk.co.uk	
About this assessment		
Assessor's declaration	No related party	
Date of assessment	19 May 2016	
Date of certificate	19 May 2016	
Type of assessment	RdSAP	