

Energy performance certificate (EPC)

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12 Rydall Terrace
LEEDS
LS11 9LD

Energy rating

E

Valid until

17 April 2034

Certificate number

0350-2003-0340-2194-8735

Property type

Mid-terrace house

Total floor area

73 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](#).

A	B	C	D	E	F	G	92+	81-91	69-80	55-68	39-54	21-38	1-20	Score	Energy rating
								54	E	89	B				

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	Roof room(s), no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	TRVs and bypass	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 67% of fixed outlets	Good
Floor	To unheated space, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 365 kilowatt hours per square metre (kWh/m²).

About primary energy use

-
-
-

How this affects your energy bills

An average household would need to spend **£1,845 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 £994 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** 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:

- 13,452 kWh per year for heating
- 2,039 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is E. 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.

Carbon emissions

An average household produces

6 tonnes of CO₂

This property produces

4.7 tonnes of CO2

This property's potential production

1.0 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

Do I need to follow these steps in order?

Step 1: Room-in-roof insulation

Typical installation cost

£1,500 - £2,700

Typical yearly saving

£585

Potential rating after completing step 1

68 D

Step 2: Internal or external wall insulation

Typical installation cost

£4,000 - £14,000

Typical yearly saving

£98

Potential rating after completing steps 1 and 2

70 C

Step 3: Floor insulation (suspended floor)

Typical installation cost

£800 - £1,200

Typical yearly saving

£108

Potential rating after completing steps 1 to 3

73 C

Step 4: Low energy lighting

Typical installation cost	
Typical yearly saving	£10
Potential rating after completing steps 1 to 4	£29
Step 5: Heating controls (room thermostat)	73 C
Typical installation cost	
Typical yearly saving	£350 - £450
Potential rating after completing steps 1 to 5	£45
Step 6: Replace boiler with new condensing boiler	74 C
Typical installation cost	
Typical yearly saving	£2,200 - £3,000
Potential rating after completing steps 1 to 6	£71
Step 7: Solar water heating	76 C
Typical installation cost	
Typical yearly saving	£4,000 - £6,000
Potential rating after completing steps 1 to 7	£59
Step 8: Solar photovoltaic panels, 2.5 kWp	77 C
Typical installation cost	
Typical yearly saving	£3,500 - £5,500
Potential rating after completing steps 1 to 8	£525
	89 B

Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme](#). 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](#)

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

Sohail Miran

Telephone

07974 394035

Email

smiran87@hotmail.com

Contacting the accreditation scheme

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

Accreditation scheme

Elmhurst Energy Systems Ltd

Assessor's ID

EES/002054

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration

No related party

Date of assessment

17 April 2024

Date of certificate

18 April 2024

Type of assessment

Show information about the RdSAP

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number

[0098-2861-6378-9202-2725](#)

Expired on

8 March 2022