# **Energy performance certificate (EPC)**

37, Broom Crescent LEEDS LS10 3JN Energy rating

Valid until: 12 January 2030

Certificate number: 9678-1054-7249-6180-5270

Property type Semi-detached house

Total floor area 62 square metres

# Rules on letting this property

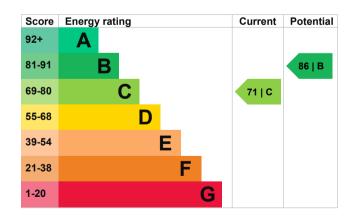
Properties can be let if they have an energy rating from A to E.

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

# **Energy efficiency rating for this property**

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

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



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

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, filled cavity	Average
Roof	Pitched, 270 mm loft insulation	Good
Window	Fully double glazed	Average
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 all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

#### Primary energy use

The primary energy use for this property per year is 222 kilowatt hours per square metre (kWh/m2).

Environmental imp property	act of this	This property's potential production	1.2 tonnes of CO2
This property's current envirating is C. It has the poter		You could improve this prop	perty's CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.		emissions by making the suggested changes. This will help to protect the environment.	
produce each year. CO2 harms the environment.		Environmental impact rating	•
An average household produces	6 tonnes of CO2	assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.	
This property produces	2.4 tonnes of CO2		

# Improve this property's energy rating

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (suspended floor)	£800 - £1,200	£27
2. Solar water heating	£4,000 - £6,000	£26
3. Solar photovoltaic panels	£3,500 - £5,500	£297

### Paying for energy improvements

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

# Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£566
Potential saving if you complete every step in order	£53

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.

#### 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	7042 kWh per year	
Water heating	1746 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.

#### Saving energy in this property

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

## 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 Stephen Rainford-Blackett

Telephone <u>07508 186728</u> @

Email <u>epceasy@ymail.com</u>

#### Accreditation scheme contact details

Accreditation scheme

Assessor ID

Culto200805

Telephone

Quidos Limited
QUID200805

01225 667 570

Email <u>info@quidos.co.uk</u>

#### Assessment details

Assessor's declaration No related party
Date of assessment 13 January 2020
Date of certificate 13 January 2020

Type of assessment RdSAP