

We use some essential cookies to make this service work.

We'd also like to use analytics cookies so we can understand how you use the service and make improvements.

- Accept analytics cookies
- Reject analytics cookies
- View cookies

**BETA** This is a new service – your [feedback](#) will help us to improve it.

# Energy performance certificate (EPC)

## Certificate contents

- Rules on letting this property
- Energy performance rating for this property
- Breakdown of property's energy performance
- Environmental impact of this property
- How to improve this property's energy performance
- Estimated energy use and potential savings
- Contacting the assessor and accreditation scheme
- Other certificates for this property

## Share this certificate

- Email
- Copy link
- Print

Ruskins End HAWES DL8 3QF		Energy rating <b>F</b>
Valid until <b>9 December 2031</b>	Certificate number <b>9360-2313-8120-2009-3275</b>	

Property type	End-terrace house
Total floor area	79 square metres

## Rules on letting this property

### ⚠ You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](#).

Properties can be rented if they have an energy rating from A to E. The [recommendations section](#) sets out changes you can make to improve the property's rating.

## Energy efficiency rating for this property

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

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		80   <b>C</b>
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>	38   <b>F</b>	
1-20	<b>G</b>		

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	Sandstone or limestone, as built, no insulation (assumed)	Very poor
Roof	Pitched, 200 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, wood logs	Poor
Main heating	Electric storage heaters	Average
Main heating control	No time or thermostatic control of room temperature	Very poor
Main heating control	Manual charge control	Poor
Hot water	From main system	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

### Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Biomass main heating

### Primary energy use

The primary energy use for this property per year is 562 kilowatt hours per square metre (kWh/m2).

► [What is primary energy use?](#)

### Additional information

Additional information about this property:

- Stone walls present, not insulated

## Environmental impact of this property

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

Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.

Properties with an A rating produce less CO2 than G rated properties.

An average household produces	6 tonnes of CO2
This property produces	3.9 tonnes of CO2
This property's potential production	1.0 tonnes of CO2

By making the [recommended changes](#), you could reduce this property's CO2 emissions by 2.9 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 F (38) to C (80).

► [What is an energy rating?](#)

Potential energy rating <b>C</b>
-------------------------------------

### Recommendation 1: Internal or external wall insulation

Internal or external wall insulation

Typical installation cost	£4,000 - £14,000
Typical yearly saving	£670
Potential rating after carrying out recommendation 1	60   <b>D</b>

### Recommendation 2: Floor insulation (solid floor)

Floor insulation (solid floor)

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£75
Potential rating after carrying out recommendations 1 and 2	62   <b>D</b>

### Recommendation 3: Hot water cylinder insulation

Add additional 80 mm jacket to hot water cylinder

Typical installation cost	£15 - £30
Typical yearly saving	£16
Potential rating after carrying out recommendations 1 to 3	63   <b>D</b>

### Recommendation 4: Heating controls (programmer, room thermostat and TRVs)

Heating controls (programmer, thermostat, TRVs)

Typical installation cost	£350 - £450
Typical yearly saving	£64
Potential rating after carrying out recommendations 1 to 4	65   <b>D</b>

### Recommendation 5: Solar water heating

Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£97
Potential rating after carrying out recommendations 1 to 5	68   <b>D</b>

### Recommendation 6: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

Typical installation cost	£3,500 - £5,500
Typical yearly saving	£346
Potential rating after carrying out recommendations 1 to 6	80   <b>C</b>

### Paying for energy improvements

[Find energy grants and ways to save energy in your home.](#)

## Estimated energy use and potential savings

Estimated yearly energy cost for this property	£1852
Potential saving	£923

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 [how to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice](#).

### 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	18519 kWh per year
Water heating	2628 kWh per year

Potential energy savings by installing insulation	
Type of insulation	Amount of energy saved
Solid wall insulation	8338 kWh per year

You might be able to receive [Renewable Heat Incentive payments](#). 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.

Assessor's name	Andrew Potter
Telephone	01138151119
Email	<a href="mailto:info@potterplans.co.uk">info@potterplans.co.uk</a>

Assessment scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/019213
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

Assessment details	
Assessor's declaration	No related party
Date of assessment	7 December 2021
Date of certificate	10 December 2021
Type of assessment	► <a href="#">RdSAP</a>

## 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 [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748.

Certificate number	<a href="#">9318-3969-6279-5348-5010</a>
Expired on	19 November 2018

