Energy performance certificate (EPC)			
2 Cranwell Street DRIFFIELD	Energy rating	Valid until:	15 April 2033
YO25 6DF	E	Certificate number:	9451-3025-9204-2647-9204
Property type	Ν	/lid-terrace house	
Total floor area	62 square metres		

Rules on letting this property

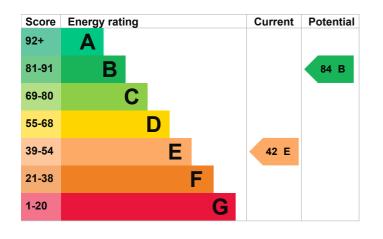
Properties can be let if they have an energy rating from A to E.

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

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.



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, 200 mm loft insulation	Good
Roof	Pitched, no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in 71% of fixed outlets	Very good
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 536 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£2,803 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 £1,562 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- 11,882 kWh per year for heating
- 3,312 kWh per year for hot water

Impact on the environment

This property's 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.

Carbon emissions

An average household	6 tonnes of CO2
produces	

This property produces5.8 tonnes of CO2This property's potential
production1.4 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.

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£745
2. Floor insulation (solid floor)	£4,000 - £6,000	£131
3. Add additional 80 mm jacket to hot water cylinder	£15 - £30	£37
4. Low energy lighting	£10	£24
5. Hot water cylinder thermostat	£200 - £400	£63
6. Heating controls (room thermostat)	£350 - £450	£122
7. Condensing boiler	£2,200 - £3,000	£345
8. Solar water heating	£4,000 - £6,000	£94
9. Solar photovoltaic panels	£3,500 - £5,500	£670

Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Insulation: Great British Insulation Scheme (www.gov.uk/apply-great-british-insulation-scheme)
- Heat pumps and biomass boilers: <u>Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)</u>
- Help from your energy supplier: <u>Energy Company Obligation (www.gov.uk/energy-company-obligation)</u>

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	Martin Slater
Telephone	07929193412
Email	martinsl8ter@me.com

Contacting the accreditation scheme

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

Assessor's ID EES/0	05000
	105902
Telephone 01455	883 250
Email <u>enquir</u>	ies@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	15 April 2023
Date of certificate	16 April 2023
Type of assessment	RdSAP