| Energy performance certificat   | te (EPC)      |                     |                          |
|---------------------------------|---------------|---------------------|--------------------------|
| 43 Heathcote Rise               | Energy rating | Valid until:        | 15 November 2032         |
| Haworth<br>KEIGHLEY<br>BD22 0TA | C             | Certificate number: | 7432-2029-1209-0515-2292 |
| Property type                   | :             | Semi-detached house |                          |
| Total floor area                |               | 118 square metres   |                          |

# Rules on letting this property

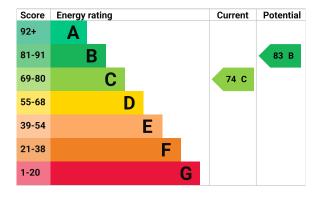
Properties can be let if they have an energy rating from A to E.

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

## Energy rating and score

This property's energy rating is C. 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                 | Cavity wall, as built, insulated (assumed) | Good      |
| Roof                 | Pitched, 150 mm loft insulation            | Good      |
| Roof                 | Pitched, 300 mm loft insulation            | Very good |
| Window               | Fully double glazed                        | Good      |
| 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, limited insulation (assumed)    | N/A       |
| Floor                | Suspended, insulated (assumed)             | N/A       |
| Secondary heating    | None                                       | N/A       |

### Primary energy use

The primary energy use for this property per year is 192 kilowatt hours per square metre (kWh/m2).

## How this affects your energy bills

An average household would need to spend £861 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 £26 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2022** 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:

- 13,185 kWh per year for heating
- 2,092 kWh per year for hot water

| Impact on the environmen  | t                           | This property produces   | 4.0 tonnes of CO2 |
|---|-----------------------------|--|-------------------|
| This property's environmental impa<br>potential to be C.              | ict rating is C. It has the | This property's potential production   | 3.0 tonnes of CO2 |
| Properties get a rating from A (bes much carbon dioxide (CO2) they pr |                             | You could improve this property's the suggested changes. This will henvironment. | , ,               |
| Carbon emissions  |                             | These ratings are based on assun occupancy and energy use. People                |                   |
| An average household<br>produces                                      | 6 tonnes of CO2             | use different amounts of energy.   |                   |

| Step                         | Typical installation cost | Typical yearly saving |
|------------------------------|---------------------------|-----------------------|
| 1. Solar water heating       | £4,000 - £6,000           | £26                   |
| 2. Solar photovoltaic panels | £3,500 - £5,500           | £335                  |

### 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 | Paul Field                          |
|-----------------|-------------------------------------|
| Telephone       | 0845 0945 192                       |
| 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   | Elmhurst Energy Systems Ltd    |
|------------------------|--------------------------------|
| Assessor's ID          | EES/023985                     |
| Telephone              | 01455 883 250                  |
| Email                  | enquiries@elmhurstenergy.co.uk |
| About this assessment  |                                |
| Assessor's declaration | No related party               |
| Date of assessment     | 15 November 2022               |
| Date of certificate    | 16 November 2022               |
|                        | RdSAP                          |