Energy performance certificate (EPC)				
15 Field End Road Energy LEEDS LS15 0QA	Energy rating	Valid until: <b>2 June 2033</b>		
	D	Certificate number: <b>1000-8676-7922-9208-0673</b>		
Property type	Semi-detached house			
Total floor area		110 square metres		

# Rules on letting this property

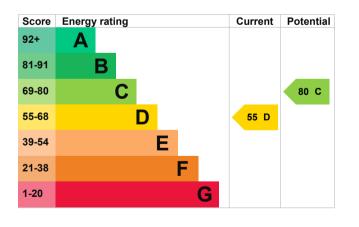
Properties can be let if they have an energy rating from A to E.

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

# Energy rating and score

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

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



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
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 200 mm loft insulation	Good
Roof	Flat, limited insulation (assumed)	Very poor
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	To unheated space, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

### Primary energy use

The primary energy use for this property per year is 313 kilowatt hours per square metre (kWh/m2).

### Additional information

Additional information about this property:

• Cavity fill is recommended

## How this affects your energy bills

An average household would need to spend £1,438 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 £530 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:

- 19,650 kWh per year for heating
- 2,050 kWh per year for hot water

#### Saving energy by installing insulation

Energy you could save:

- 2,044 kWh per year from cavity wall insulation
- 2,857 kWh per year from solid wall insulation

#### More ways to save energy

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

Environmental impact of this property		6.1 tonnes of CO2	
This property's current environmental impact rating is E. It has the potential to be C.		2.7 tonnes of 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.		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
Carbon emissions		These ratings are based on assumptions about	
6 tonnes of CO2	average occupancy and energy use. People living at the property may use different amounts of energy.		
	onmental impact al to be C. A (best) to G (worst) e (CO2) they ms the environment.	onmental impact al to be C.This property's potential productionA (best) to G (worst) e (CO2) they ms the environment.You could improve this prop emissions by making the su This will help to protect the6 tonnes of CO2These ratings are based or average occupancy and en living at the property may u	

## Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£85
2. Cavity wall insulation	£500 - £1,500	£121
3. Internal or external wall insulation	£4,000 - £14,000	£171
4. Floor insulation (suspended floor)	£800 - £1,200	£127
5. Solar water heating	£4,000 - £6,000	£25
6. Solar photovoltaic panels	£3,500 - £5,500	£344

### 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.

## 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	Jack Sheard
Telephone	07890693244
Email	<u>easyepc@hotmail.co.uk</u>

#### Contacting the accreditation scheme

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

Accreditation scheme Assessor's ID Telephone Email

#### About this assessment

Assessor's declaration Date of assessment Date of certificate Type of assessment Stroma Certification Ltd STRO011860 0330 124 9660 certification@stroma.com

No related party 3 June 2023 3 June 2023 RdSAP