Energy performance certificate (EPC)			
2 Shaw Close Holywell Green HALIFAX HX4 9DS	Energy rating	Valid until: 4 December 2032 Certificate number: 9020-2830-0690-2372-9765	
Property type		Detached bungalow	
Total floor area		61 square metres	

Rules on letting this property

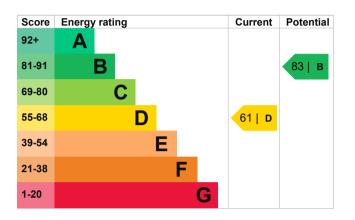
Properties can be let if they have an energy rating from A to E.

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 efficiency rating for this property

This property's current energy rating is D. 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 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	Cavity wall, as built, partial insulation (assumed)	Average
Roof	Pitched, 250 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
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 342 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

• Cavity fill is recommended

Environmental impact of this property		This property produces 3.7 tonnes of CO2		
This property's current environmental impact rating is D. It has the potential to be B.		1.7 tonnes of CO2		
	By making the <u>recommend</u> could reduce this property's 2.0 tonnes per year. This w	s CO2 emissions by		
oduce less CO2	environment.			
6 tonnes of CO2	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.			
	onmental impact al to be B. le from A to G based (CO2) they roduce less CO2	In the structureal to be B.al to be B.Ile from A to G based (CO2) theyBy making the recommend could reduce this property's 2.0 tonnes per year. This w environment.roduce less CO26 tonnes of CO26 tonnes of CO2		

Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from D (61) to B (83).

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£85
2. Floor insulation (suspended floor)	£800 - £1,200	£81
3. Solar water heating	£4,000 - £6,000	£22
4. Solar photovoltaic panels	£3,500 - £5,500	£337

Paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022)</u>. This will help you buy a more efficient, low carbon heating system for this property.

Find energy grants and ways to save energy in your home (https://www.gov.uk/improve-energy-efficiency).

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£778
Potential saving	£188

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 potential saving shows how much money you could save if you <u>complete each</u> recommended step in order.

For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u>

(https://www.gov.uk/improve-energy-efficiency).

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	9194 kWh per year	
Water heating	1887 kWh per year	
Potential energy insulation	savings by installing	
Type of insulation	Amount of energy saved	
Cavity wall insulation	1517 kWh per year	

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		
Telephone		
Email		

Kevin Waters 07778982516 kevwaters@msn.com

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate Type of assessment Stroma Certification Ltd STRO035414 0330 124 9660 certification@stroma.com

No related party 30 November 2022 5 December 2022 RdSAP