

Energy performance certificate (EPC)

Altofts Lodge Farm Patience Lane NORMANTON WF6 2JZ	Energy rating F	Valid until:	9 October 2035
		Certificate number:	6135-8420-2509-0458-5206

Property type	Detached house
Total floor area	376 square metres

Rules on letting this property

You may not be able to let this property

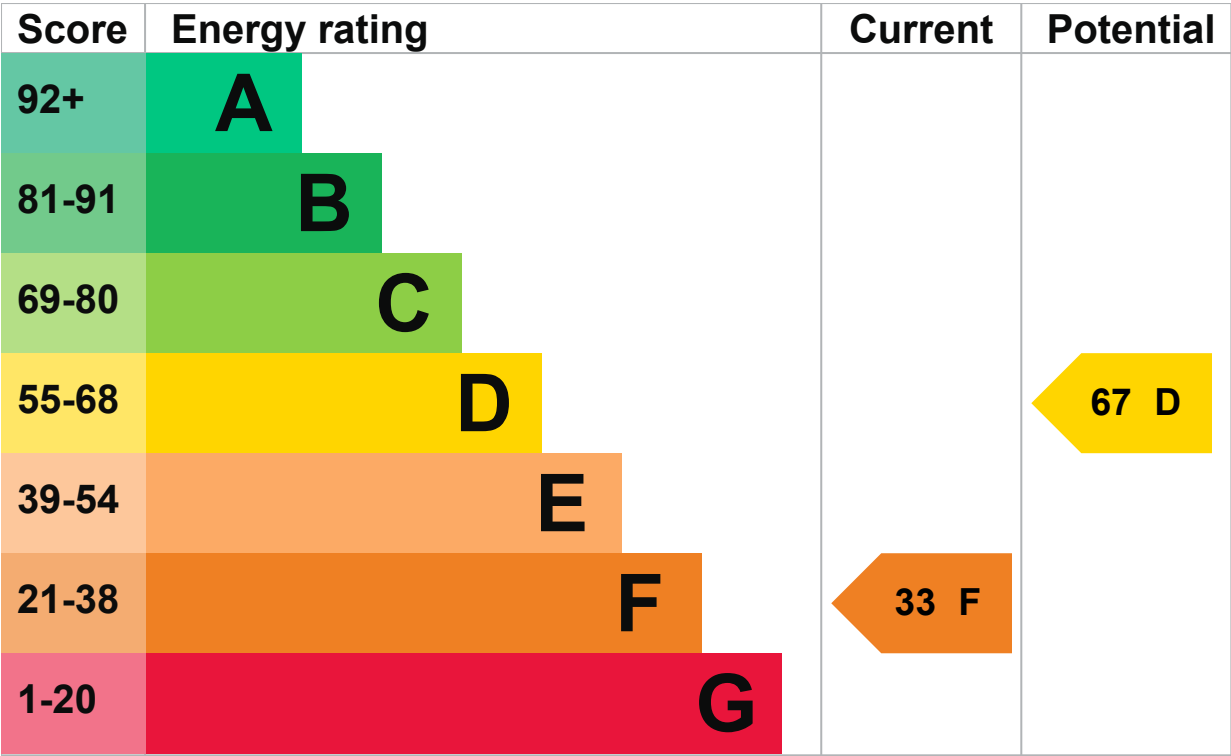
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

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

[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)	Poor
Roof	Pitched, insulated (assumed)	Average
Roof	Pitched, no insulation	Very poor
Window	Single glazed	Very poor

Feature	Description	Rating
Main heating	Boiler and radiators, dual fuel (mineral and wood)	Average
Main heating control	Room thermostat only	Poor
Hot water	From main system, no cylinder thermostat	Very poor
Lighting	Below average lighting efficiency	Poor
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Air tightness	(not tested)	N/A
Secondary heating	Portable electric heaters (assumed)	N/A

Primary energy use

The primary energy use for this property per year is 302 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

Additional information

Additional information about this property:

- PV recommended

When considering the PV installation consider installing PV battery and a PV diverter for water heating.

Smart meters

This property had **no smart meters** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out how to get a smart meter \(https://www.smartenergygb.org/\)](https://www.smartenergygb.org/)

How this affects your energy bills

An average household would need to spend **£9,930 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 £4,919 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** 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:

- 56,423 kWh per year for heating
- 8,127 kWh per year for hot water

Impact on the environment

This property’s environmental impact rating is C. 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 produces	6 tonnes of CO2
This property produces	9.6 tonnes of CO2
This property’s potential production	4.7 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

► [Do I need to follow these steps in order?](#)

Step 1: Increase loft insulation to 270 mm

Typical installation cost	£900 - £1,200
---------------------------	---------------

Typical yearly saving	£645
-----------------------	------

Potential rating after completing step 1
--

36 F

Step 2: Internal wall insulation

Typical installation cost	£7,500 - £11,000
---------------------------	------------------

Typical yearly saving	£1,962
-----------------------	--------

Potential rating after completing steps 1 and 2

49 E

Step 3: Floor insulation (suspended floor)

Typical installation cost	£5,000 - £10,000
---------------------------	------------------

Typical yearly saving	£657
-----------------------	------

Potential rating after completing steps 1 to 3
--

53 E

Step 4: Hot water cylinder insulation

Insulate hot water cylinder with 80 mm jacket

Typical installation cost	£20 - £40
---------------------------	-----------

Typical yearly saving	£268
-----------------------	------

Potential rating after completing
steps 1 to 4

55 D

Step 5: Draught proofing

Typical installation cost

£150 - £250

Typical yearly saving

£505

Potential rating after completing
steps 1 to 5

59 D

Step 6: Low energy lighting

Typical installation cost

£600 - £700

Typical yearly saving

£114

Potential rating after completing
steps 1 to 6

60 D

Step 7: Heating controls (programmer and TRVs)

Typical installation cost

£220 - £250

Typical yearly saving

£289

Potential rating after completing
steps 1 to 7

62 D

Step 8: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost

£4,500 - £6,000

Typical yearly saving

£480

Potential rating after completing
steps 1 to 8

65 D

Step 9: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£8,000 - £10,000
---------------------------	------------------

Typical yearly saving	£289
-----------------------	------

Potential rating after completing steps 1 to 9
--

67 D

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates](#)

Help paying for energy saving improvements

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

- Insulation: [Great British Insulation Scheme](#)
- Heat pumps and biomass boilers: [Boiler Upgrade Scheme](#)
- Help from your energy supplier: [Energy Company Obligation](#)

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

Adrian Whitham

Telephone

07903 588 299

Email

orders@asbuiltenergysurveys.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/019745

Telephone01455 883 250

Emailenquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declarationNo related party

Date of assessment8 October 2025

Date of certificate10 October 2025

Type of assessment▶ [RdSAP](#)

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 or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.



[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5)

[Service performance \(/service-performance\)](#)

OGL

All content is available under the [Open Government Licence v3.0 \(https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/\)](#), except where otherwise stated



© Crown copyright (<https://www.nationalarchives.gov.uk/information-management/re-using-public-sector-information/uk-government-licensing-framework/crown-copyright/>)