

Energy performance certificate (EPC)

The Old Exchange
Selby Road
Eggborough
GOOLE
DN14 0LT

Energy rating

C

This certificate expired on:31 July 2018

Certificate number: 8848-6738-4340-5949-0006

Total floor area

Not recorded

Rules on letting this property

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

If the property is rated F or G, 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).

Energy efficiency rating for this property

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

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

https://find-energy-certificate.service.gov.uk/energy-certificate/8848-6738-4340-5949-0006?print=true

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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
Walls	Average thermal transmittance 0.30 W/m2K	Good
Roof	Average thermal transmittance 0.15 W/m2K	Very good
Floor	Average thermal transmittance 0.21 W/m2K	Good
Windows	Partial double glazing	Good
Main heating	Boiler and radiators, mains gas	Very good
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Very good
Lighting	Low energy lighting in 30% of fixed outlets	Average
Air tightness	Air permeability 5.3 m3/h.m2 (as tested)	Good
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 108 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property

This property's current environmental impact rating is C. It has the potential to be B.

Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.

Properties with an A rating produce less CO2 than G rated properties.

An average household produces 6 tonnes of CO2

This property produces 3.8 tonnes of CO2

This property's potential production 3.6 tonnes of CO2

By making the [recommended changes](#), you could reduce this property's CO2 emissions by 0.22 tonnes per year. This will help to protect the environment.

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.

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from C (80) to B (82).

Recommendation	Typical installation cost	Typical yearly saving
1. Low energy lighting for all fixed outlets	Information unavailable	£56.06
2. Solar photovoltaic panels, 2.5kWp	Information unavailable	£143.71

Paying for energy improvements

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

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£665.99
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Potential saving	£56.05
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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 estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice](#) (<https://www.simpleenergyadvice.org.uk/>).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

You might be able to receive [Renewable Heat Incentive payments](https://www.gov.uk/domestic-renewable-heat-incentive) (<https://www.gov.uk/domestic-renewable-heat-incentive>). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

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

Robert Waiting

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Email

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Accreditation scheme contact details

Accreditation scheme

Stroma Certification Ltd

Assessor ID

STRO000034

Telephone

0330 124 9660 📞

Email

certification@stroma.com

Assessment details

Assessor's declaration

Stroma

Date of assessment

1 August 2008

Date of certificate

1 August 2008

Type of assessment

SAP
