Energy performance certificate (EPC)			
5, Dunniwood Drive CASTLEFORD WF10 5EW	Energy rating	Valid until: 17 October 2023 Certificate number: 9312-2858-7201-9097-9301	
Property type	Detached house		
Total floor area		133 square metres	

Rules on letting this property

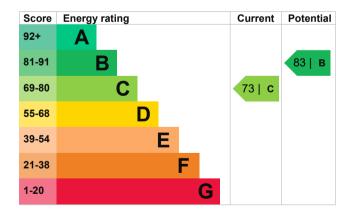
Properties can be rented if they have an energy rating from A to E.

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).

Energy efficiency rating for this property

This property's current energy rating is C. 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, insulated (assumed)	Good
Roof	Pitched, 250 mm loft insulation	Good
Roof	Pitched, insulated (assumed)	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and at least two room thermostats	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 50% of fixed outlets	Good
Floor	Suspended, insulated (assumed)	N/A
Floor	Solid, insulated (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

Primary energy use

The primary energy use for this property per year is 149 kilowatt hours per square metre (kWh/m2).

This property produ	ices 3.8 tonnes of CO2	
ct This property's pote production	ential 2.4 tonnes of CO2	
could reduce this pr 1.4 tonnes per year	By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 1.4 tonnes per year. This will help to protect the	
D2 environment.	environment.	
assumptions about of CO2 energy use. They m	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.	
	theyThis property's poter productiontheyBy making the reco could reduce this pr 1.4 tonnes per year environment.O2Environmental impa assumptions about energy use. They m	

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 C (73) to B (83).

Step	Typical installation cost	Typical yearly saving
1. Low energy lighting	£35	£30
2. Heating controls (zone control)	£350 - £450	£31
3. Solar water heating	£4,000 - £6,000	£42
4. Solar photovoltaic panels	£9,000 - £14,000	£233

Paying for energy improvements

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	£862
Potential saving	£103

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.simpleenergyadvice.org.uk/).

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	9947 kWh per year
Water heating	2857 kWh per year

Potential energy savings by installing insulation

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

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

Accreditation scheme contact details		
Email	epcquery@vibrantenergymatters.co.uk	
Telephone	<u>0845 0945 192</u> 🎯	
Assessor's name	Kevin Shackleton	

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

NHER NHER007275

01455 883 250 🍩 enquiries@elmhurstenergy.co.uk

No related party 18 October 2013 18 October 2013 RdSAP