Energy performance certificate (EPC)

22 Ashbourne Crescent BRADFORD BD2 4AR Energy rating

Valid until: 8 March 2033

Certificate number: 0100-2221-5175-2307-6125

Property type Semi-detached house

Total floor area 74 square metres

Rules on letting this property

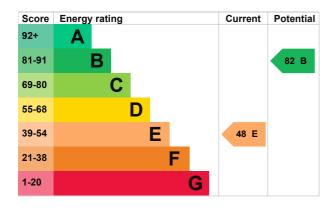
Properties can be let if they have an energy rating from A to E.

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

Energy rating and score

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

<u>See how to improve this property's energy 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	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 200 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in 44% of fixed outlets	Average
Floor	Suspended, 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 427 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 £1,233 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 £543 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:

- 10,306 kWh per year for heating
- 3,726 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is E. 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 5.5 tonnes of CO2

This property's 1.7 tonnes of CO2

potential production

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.

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£193
2. Floor insulation (suspended floor)	£800 - £1,200	£75
3. Increase hot water cylinder insulation	£15 - £30	£22
4. Low energy lighting	£25	£31
5. Hot water cylinder thermostat	£200 - £400	£21

Step	Typical installation cost	Typical yearly saving
6. Heating controls (room thermostat)	£350 - £450	£47
7. Condensing boiler	£2,200 - £3,000	£122
8. Solar water heating	£4,000 - £6,000	£33
9. Solar photovoltaic panels	£3,500 - £5,500	£341

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.

More ways to save energy

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

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	Chris Haigh
Telephone	07909 685 292
Email	haighsenergy@gmail.com

Contacting the accreditation scheme

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

Stroma Certification Ltd	
STRO026201	
0330 124 9660	
certification@stroma.com	
No related party	
9 March 2023	
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	STRO026201 0330 124 9660 certification@stroma.com No related party 9 March 2023 9 March 2023