Energy performance certificate (EPC)			
9 Bromet Place BRADFORD BD2 3BH	Energy rating	Valid until:	23 August 2032
		Certificate number:	6812-5428-4150-0284-1222
Property type	type Mid-terrace house		
Total floor area	92 square metres		

Rules on letting this property

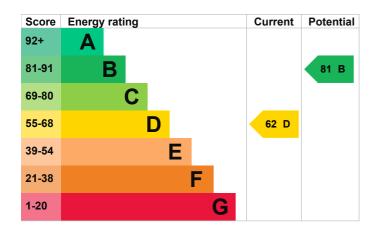
Properties can be let if they have an energy rating from A to E.

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 rating and score

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

<u>See how to improve this property's energy</u> <u>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	Sandstone or limestone, as built, no insulation (assumed)	Very poor
Roof	Pitched, 300 mm loft insulation	Very good
Roof	Roof room(s), insulated	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	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	To unheated space, 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 291 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£952 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 £225 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2022** 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:

- 11,475 kWh per year for heating
- 2,197 kWh per year for hot water

Impact on the environment

This property produces	4.7 tonnes of CO2
This property's potential production2.5 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

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£110
2. Floor insulation (suspended floor)	£800 - £1,200	£89
3. Solar water heating	£4,000 - £6,000	£27
4. Solar photovoltaic panels	£3,500 - £5,500	£324

Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

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

- Insulation: Great British Insulation Scheme (www.gov.uk/apply-great-british-insulation-scheme)
- Heat pumps and biomass boilers: <u>Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)</u>
- Help from your energy supplier: Energy Company Obligation (www.gov.uk/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	Nicholas Rawsthorne
Telephone	01422552800
Email	nick.rawsthorne@madisonmay.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	Stroma Certification Ltd
Assessor's ID	STR0037274
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Date of assessment 24 August 2022	
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Type of assessment <u>RdSAP</u>	