Energy performance certificate (EPC)			
1 Harold Mount LEEDS LS6 1PW	Energy rating	Valid until: 21 June 2032	
Property type	End-terrace house		
Total floor area		63 square metres	

# Rules on letting this property

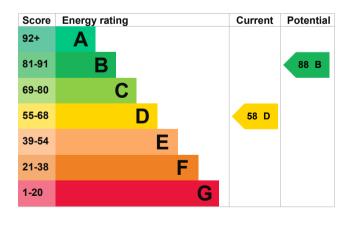
Properties can be let if they have an energy rating from A to E.

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

# **Energy rating and score**

This property's current 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	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Mostly double glazing	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
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
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A

### Primary energy use

The primary energy use for this property per year is 350 kilowatt hours per square metre (kWh/m2).

# How this affects your energy bills

An average household would need to spend **£796 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 £332 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 heating, hot water and lighting.

### Heating this property

Estimated energy needed in this property is:

- 13,376 kWh per year for heating
- 1,809 kWh per year for hot water

#### Saving energy by installing insulation

Energy you could save:

• 1,955 kWh per year from solid wall insulation

#### More ways to save energy

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

Environmental import property	act of this	This property's potential production	1.0 tonnes of CO2
This property's current env rating is E. It has the poten	•	You could improve this prop	pertv's CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.		emissions by making the suggested changes. This will help to protect the environment.	
An average household	6 tonnes of CO2	Environmental impact rating assumptions about average energy use. They may not i	e occupancy and reflect how energy is
This property produces	3.9 tonnes of CO2	consumed by the people liv	ring at the property.

## Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Room-in-roof insulation	£1,500 - £2,700	£201

Step	Typical installation cost	Typical yearly saving
2. Internal or external wall insulation	£4,000 - £14,000	£87
3. Floor insulation (suspended floor)	£800 - £1,200	£22
4. Solar water heating	£4,000 - £6,000	£22
5. Solar photovoltaic panels	£3,500 - £5,500	£327

### 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.

## 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	Jack Sheard
Telephone	07890693244
Email	<u>easyepc@hotmail.co.uk</u>

#### Contacting the accreditation scheme

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

Accreditation scheme	
Assessor's ID	
Telephone	
Email	

#### About this assessment

Assessor's declaration Date of assessment Date of certificate Type of assessment Stroma Certification Ltd STRO011860 0330 124 9660 certification@stroma.com

No related party 22 June 2022 22 June 2022 RdSAP