Energy performance certificate (EPC)				
14, Thornville Grove LEEDS LS6 1JU	Energy rating	Valid until: 19 September 2028 Certificate number: 8828-7821-2510-2671-0992		
Property type		Enclosed-end-terrace house		
Total floor area		90 square metres		

Rules on letting this property

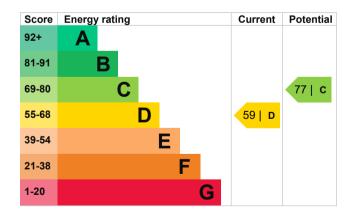
Properties can be rented if they have an energy rating from A to E.

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 D. It has the potential to be C.

<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	Solid brick, as built, no insulation (assumed)	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 73% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 312 kilowatt hours per square metre (kWh/m2).

Environmental imp property	act of this	This property produces	4.9 tonnes of CO2
This property's current env rating is E. It has the poter	•	This property's potential production	3.0 tonnes of CO2
Properties are rated in a so based on how much carbo produce.	n dioxide (CO2) they	By making the <u>recommend</u> could reduce this property's 1.9 tonnes per year. This w environment.	s CO2 emissions by
based on how much carbo	n dioxide (CO2) they	could reduce this property's 1.9 tonnes per year. This w	s CO2 emissions by

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 D (59) to C (77).

Recommendation	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£130
2. Floor insulation (solid floor)	£4,000 - £6,000	£30
3. Low energy lighting	£15	£15
4. Solar water heating	£4,000 - £6,000	£29
5. Solar photovoltaic panels	£5,000 - £8,000	£279

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		(https://www.simpleenergyadvice.org.uk/).		
potential savings		Heating use in this	s property	
Estimated yearly energy cost for this property	£1032	Heating a property us majority of energy cos	a property usually makes up the of energy costs.	
Potential saving	£204	Estimated energy used to heat this property		
		Space heating	17028 kWh per year	
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.		Water heating	1977 kWh per year	
The estimated saving is based on making all of the recommendations in <u>how to improve this</u> property's energy performance.		Potential energy savings by installing insulation		
<u>property a energy performance</u> .		Type of insulation	Amount of energy saved	
For advice on how to reduce your evisit Simple Energy Advice	energy bills	Solid wall insulation	2943 kWh per year	

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	Ja
Telephone	07
Email	ea

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

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

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 19 September 2018 20 September 2018 RdSAP