English Cymraeg

Energy performance certificate (EPC)

28 Richmond Avenue LEEDS LS6 1BZ	Energy rating	Valid until:	27 November 2034
		Certificate number:	0490-4664-0022-4423-3943
Property type Semi-detached house			
Total floor area	1	128 square metres	

Rules on letting this property

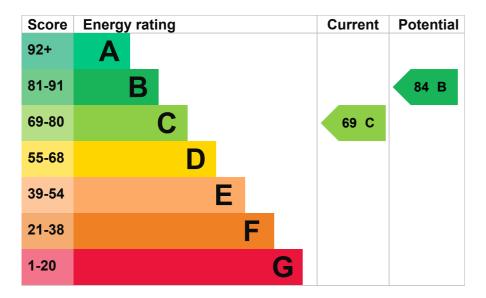
Properties can be let if they have an energy rating from A to E.

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 C. It has the potential to be B.

See how to improve this property's energy efficiency.



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

https://find-energy-certificate.service.gov.uk/energy-certificate/0490-4664-0022-4423-3943

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.

Description	Rating
Solid brick, as built, no insulation (assumed)	Very poor
Cavity wall, as built, insulated (assumed)	Good
Pitched, 150 mm loft insulation	Good
Pitched, insulated (assumed)	Good
Flat, insulated (assumed)	Good
Fully double glazed	Average
Boiler and radiators, mains gas	Good
Programmer, room thermostat and TRVs	Good
From main system	Good
Low energy lighting in all fixed outlets	Very good
Suspended, no insulation (assumed)	N/A
Suspended, insulated (assumed)	N/A
None	N/A
	Solid brick, as built, no insulation (assumed)Cavity wall, as built, insulated (assumed)Pitched, 150 mm loft insulationPitched, insulated (assumed)Flat, insulated (assumed)Fully double glazedBoiler and radiators, mains gasProgrammer, room thermostat and TRVsFrom main systemLow energy lighting in all fixed outletsSuspended, no insulation (assumed)Suspended, insulated (assumed)

Primary energy use

The primary energy use for this property per year is 214 kilowatt hours per square metre (kWh/m2).

About primary energy use

How this affects your energy bills

An average household would need to spend £1,512 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 £400 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** 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:

- 15,077 kWh per year for heating
- 2,300 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is D. 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

This property's potential production

4.8 tonnes of CO2

2.5 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

Do I need to follow these steps in order?

Step 1: Internal or external wall insulation

Typical installation cost	£4,000 - £14,000
Typical yearly saving	£275
Potential rating after completing step 1	74 C

Step 2: Floor insulation (suspended floor)

Typical installation cost	£800 - £1,200
Typical yearly saving	£72
Potential rating after completing steps 1 and 2	76 C

Step 3: Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£53
Potential rating after completing steps 1 to 3	77 C

Step 4: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£3,500 - £5,500
Typical yearly saving	£422
Potential rating after completing steps 1 to 4	84 B

Advice on making energy saving improvements

Get detailed recommendations and cost estimates

Help paying for energy saving improvements

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

Heat pumps and biomass boilers: Boiler Upgrade Scheme

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.

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Assessor's name	Steven Johnson
Telephone	07866 022380
Email	info@landlord-shop.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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/010916
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	26 November 2024
Date of certificate	28 November 2024
Type of assessment	► <u>RdSAP</u>

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at <u>mhclg.digital-services@communities.gov.uk</u> or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Expired on	28 February 2018
Certificate number	0046-2859-6476-0308-3295 (/energy-certificate/0046-2859- 6476-0308-3295)
Expired on	28 October 2018
Certificate number	2338-0942-6260-4658-3060 (/energy-certificate/2338-0942- 6260-4658-3060)
Expired on	30 June 2024
Certificate number	0046-2859-6436-9304-2295 (/energy-certificate/0046-2859- 6436-9304-2295)

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