# **Energy performance certificate (EPC)**

65 Wales Road Kiveton Park SHEFFIELD S26 6RA Energy rating

Valid until: 5 April 2033

Certificate number: 0140-2779-9075-2927-4821

Property type Mid-terrace house

Total floor area 94 square metres

### Rules on letting this property

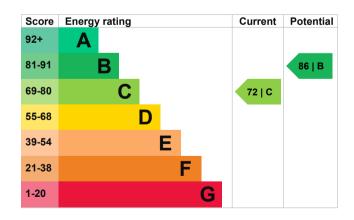
Properties can be let if they have an energy rating from A to E.

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

# **Energy efficiency rating for this property**

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

<u>See how to improve this property's energy</u> performance.



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

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	Pitched, 200 mm loft insulation	Good
Window	Fully double glazed	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 91% of fixed outlets	Very good
Floor	Solid, 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 184 kilowatt hours per square metre (kWh/m2).

Environmental impa property	ct of this	This property's potential production	1.5 tonnes of CO2
This property's current environmental impact rating is C. It has the potential to be B.		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.			
An average household produces	6 tonnes of CO2	Environmental impact rating assumptions about average energy use. They may not ronsumed by the people liv	e occupancy and reflect how energy is
This property produces	3.0 tonnes of CO2		

## Improve this property's energy rating

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£103
2. Solar water heating	£4,000 - £6,000	£25
3. Solar photovoltaic panels	£3,500 - £5,500	£335

### 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.

# Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£785
Potential saving if you complete every step in order	£129

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.

#### **Heating use in this property**

Heating a property usually makes up the majority of energy costs.

# Estimated energy used to heat this property

property		
Type of heating	Estimated energy used	
Space heating	8240 kWh per year	
Water heating	2153 kWh per year	
Potential energy savings by installing insulation		
Type of insulation	Amount of energy saved	
Solid wall insulation	1786 kWh per year	

#### Saving energy in this property

Find ways to save energy in your home by visiting <a href="https://www.gov.uk/improve-energy-efficiency">www.gov.uk/improve-energy-efficiency</a>.

### 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 Andrew Sagar Telephone 07903588299

Email <u>orders@asbuiltenergysurveys.co.uk</u>

#### Accreditation scheme contact details

Accreditation scheme Stroma Certification Ltd

Assessor ID STR0030142
Telephone 0330 124 9660

Email <u>certification@stroma.com</u>

#### Assessment details

Assessor's declaration

Date of assessment

Date of certificate

Type of assessment

No related party
21 March 2023
6 April 2023
RdSAP