Energy performance certificate (EPC)

31 SPENCER STREET MEXBOROUGH S64 9RD Energy rating

Valid until: 13 July 2031

Certificate number: 0360-2354-2030-2099-5805

Property type End-terrace house

Total floor area 65 square metres

Rules on letting this property

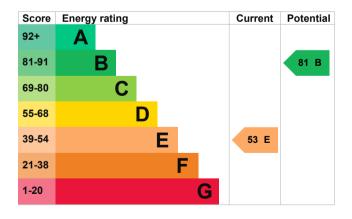
Properties can be let if they have an energy rating from A to E.

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

Energy rating and score

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

<u>See how to improve this property's energy 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 | Pitched, no insulation (assumed) | Very poor |
| Roof | Flat, no insulation (assumed) | Very poor |
| 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 | No low energy lighting | Very poor |
| Floor | To unheated space, no insulation (assumed) | N/A |
| 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 389 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £945 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 2021** 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:

- 15,017 kWh per year for heating
- 1,991 kWh per year for hot water

Saving energy by installing insulation

Energy you could save:

- 2,433 kWh per year from loft insulation
- 4,624 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 impa property | ct of this | This property produces | 4.5 tonnes of CO2 | |
|---|-----------------|---|-------------------|--|
| This property's current environmental impact rating is E. It has the potential to be C. | | This property's potential production | 1.9 tonnes of CO2 | |
| Properties get a rating from on how much carbon dioxide produce each year. CO2 ha | e (CO2) they | You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment. | | |
| Carbon emissions | | These ratings are based or | • | |
| An average household produces | 6 tonnes of CO2 | average occupancy and energy use. People living at the property may use different amounts of energy. | | |
| | | | | |

Changes you could make

| Step | Typical installation cost | Typical yearly saving |
|--|---------------------------|-----------------------|
| 1. Flat roof or sloping ceiling insulation | £850 - £1,500 | £26 |
| 2. Internal or external wall insulation | £4,000 - £14,000 | £189 |
| 3. Floor insulation (suspended floor) | £800 - £1,200 | £23 |
| 4. Floor insulation (solid floor) | £4,000 - £6,000 | £19 |
| 5. Low energy lighting | £30 | £51 |
| 6. Solar water heating | £4,000 - £6,000 | £23 |
| 7. Solar photovoltaic panels | £3,500 - £5,500 | £312 |

Help 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 Paul Hanson
Telephone 0845 0945 192

Email <u>epcquery@vibrantenergymatters.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 Elmhurst Energy Systems Ltd

Assessor's ID EES/014119
Telephone 01455 883 250

Email <u>enquiries@elmhurstenergy.co.uk</u>

About this assessment

Assessor's declaration

Date of assessment

Date of certificate

Type of assessment

No related party
14 July 2021
14 July 2021

RdSAP