# Energy performance certificate (EPC)

66 WESTOVER ROAD
BRAMLEY
LEEDS
LS13 3PG

Energy rating

G

**Valid until 10 December 2030**

Certificate number

**9360-2829-8020-2390-3231**

## Property type

Mid-terrace house

## Total floor area

151 square metres

### Rules on letting this property

## You may not be able to let this property

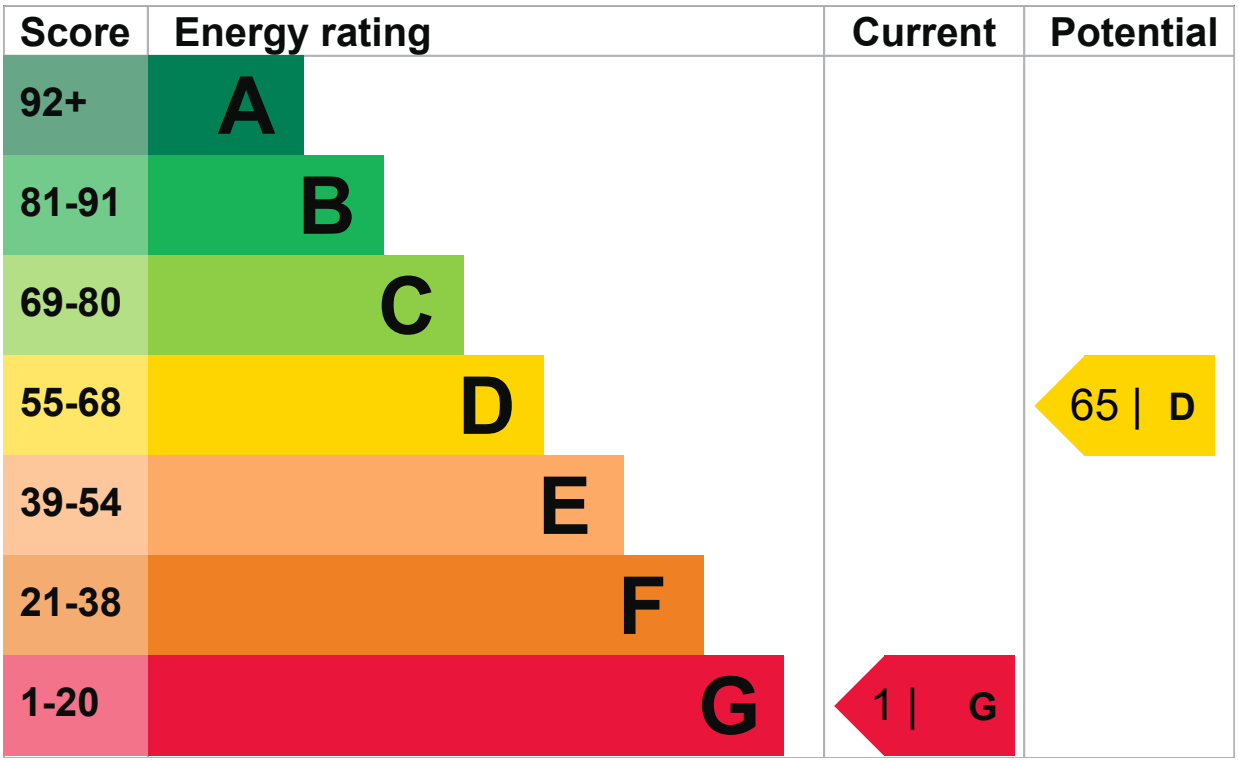
This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be rented if they have an energy rating from A to E. The recommendations section sets out changes you can make to improve the property's rating.

### Energy efficiency rating for this property

This property's current energy rating is G. It has the potential to be D.

See how to improve this property's energy 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 this number, the lower your carbon dioxide (CO2) emissions are likely to be.

The average energy rating and score for a property in England and Wales are D (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 | Sandstone or limestone, as built, no insulation (assumed) | Very poor |
| Roof | Roof room(s), no insulation (assumed) | Very poor |
| Window | Single glazed | Very poor |
| Main heating | Portable electric heaters assumed for most rooms | Very poor |
| Main heating | Room heaters, electric | Very poor |

| Feature | Description | Rating |
|---|---|---|
| Main heating control | No thermostatic control of room temperature | Poor |
| Hot water | Gas multipoint | Average |
| Lighting | Low energy lighting in 17% of fixed outlets | Poor |
| Floor | Solid, no insulation (assumed) | N/A |
| Floor | To unheated space, no insulation (assumed) | N/A |
| Secondary heating | Room heaters, mains gas | N/A |

# Primary energy use

The primary energy use for this property per year is 731 kilowatt hours per square metre (kWh/m2).

▶ What is primary energy use?

### Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO2). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO2 emissions.

## An average household produces

6 tonnes of CO2

## This property produces

19.0 tonnes of CO2

## This property's potential production

4.9 tonnes of CO2

By making the recommended changes, you could reduce this property's CO2 emissions by 14.1 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

**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 G (1) to D (65).


▶ What is an energy rating?

# Recommendation 1: Room-in-roof insulation

Room-in-roof insulation

## Typical installation cost

£1,500 - £2,700

## Typical yearly saving

£1,602

## Potential rating after carrying out recommendation 1

12 | G

# Recommendation 2: Internal or external wall insulation

Internal or external wall insulation

## Typical installation cost

£4,000 - £14,000

## Typical yearly saving

£1,126

## Potential rating after carrying out recommendations 1 and 2

27 | F

# Recommendation 3: Floor insulation (suspended floor)

Floor insulation (suspended floor)

## Typical installation cost

£800 - £1,200

## Typical yearly saving

£155

### Potential rating after carrying out recommendations 1 to 3

29 | F

## Recommendation 4: Floor insulation (solid floor)

Floor insulation (solid floor)

### Typical installation cost

£4,000 - £6,000

### Typical yearly saving

£113

### Potential rating after carrying out recommendations 1 to 4

31 | F

## Recommendation 5: Draught proofing

Draught proofing

### Typical installation cost

£80 - £120

### Typical yearly saving

£189

### Potential rating after carrying out recommendations 1 to 5

34 | F

## Recommendation 6: Low energy lighting

Low energy lighting

### Typical installation cost

£50

### Typical yearly saving

£46

### Potential rating after carrying out recommendations 1 to 6

35 | F

## Recommendation 7: Change room heaters to condensing boiler

Condensing boiler

### Typical installation cost

£3,000 - £7,000

### Typical yearly saving

£874

### Potential rating after carrying out recommendations 1 to 7

51 | E

## Recommendation 8: Double glazed windows

Replace single glazed windows with low-E double glazed windows

### Typical installation cost

£3,300 - £6,500

### Typical yearly saving

£286

### Potential rating after carrying out recommendations 1 to 8

57 | D

## Recommendation 9: High performance external doors

High performance external doors

### Typical installation cost

£1,500

### Typical yearly saving

£47

### Potential rating after carrying out recommendations 1 to 9

58 | D

## Recommendation 10: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

### Typical installation cost

£3,500 - £5,500

### Typical yearly saving

£315

### Potential rating after carrying out recommendations 1 to 10

65 | D

## 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

### Estimated yearly energy cost for this property

£6235

### Potential saving

£4439

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.

The estimated saving is based on making all of the recommendations in how to improve this property's energy performance.

For advice on how to reduce your energy bills visit Simple Energy Advice (https://www.simpleenergyadvice.org.uk/).

## Heating use in this property

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

### Estimated energy used to heat this property

### Space heating

35446.0 kWh per year

### Water heating

1721.0 kWh per year

## Potential energy savings by installing insulation

| Type of insulation | Amount of energy saved |
|---|---|
| **Loft insulation** | 634 kWh per year |
| **Solid wall insulation** | 6450 kWh per year |

You might be able to receive Renewable Heat Incentive payments (https://www.gov.uk/domestic-renewable-heat-incentive). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

### 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
Russell Lock

### Telephone
0787 6682539

### Email
russell.lock@arlsurveys.com


# Accreditation scheme contact details

### Accreditation scheme
Elmhurst Energy Systems Ltd

### Assessor ID
EES/007208

### Telephone
01455 883 250

**Email**
enquiries@elmhurstenergy.co.uk

# Assessment details

## Assessor's declaration
No related party

## Date of assessment
11 December 2020

## Date of certificate
11 December 2020

## Type of assessment
▶ RdSAP

### 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 mhclg.digital-services@communities.gov.uk, or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.