Energy performance certificate (EPC)

3 FLYNN HOUSE 192 FLANSHAW LANE WAKEFIELD WF2 9JB

Valid until 24 November 2030

Certificate number

Energy rating

2349-0906-7209-6410-3204

Property type

End-terrace house

Total floor area

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

Energy efficiency rating for this property

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

See how to improve this property's energy performance.

11/26/2020

Score	Energy rating	Current	Potential
92+	Α		
81-91	B		84 в
69-80	С		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 100 mm loft insulation	Average
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good

11/26/2020

Energy performance of buildings register

Feature	Description	Rating
Hot water	From main system	Good
Lighting	No low energy lighting	Very poor
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 260 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

5.1 tonnes of CO2

This property's potential production

2.1 tonnes of CO2

By making the <u>recommended changes</u>, you could reduce this property's CO2 emissions by 3.0 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 D (61) to B (84).

What is an energy rating?

Recommendation 1: Internal or external wall insulation

Internal or external wall insulation

Typical installation cost

Typical yearly saving

Potential rating after carrying out recommendation 1

Recommendation 2: Floor insulation (suspended floor)

Floor insulation (suspended floor)

Typical yearly saving

Potential rating after carrying out recommendations 1 and 2

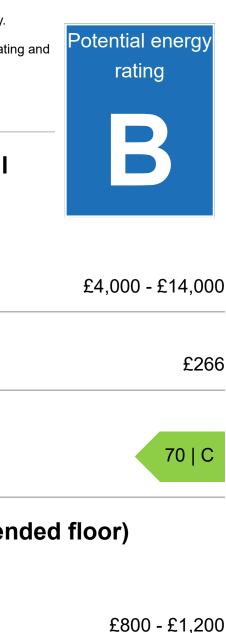
Recommendation 3: Low energy lighting

Low energy lighting

Typical installation cost

£53

72 | C



Typical yearly saving

Typical yearly saving		210
Recommendation 4: Solar water heating Solar water heating Typical installation cost £4,000 - £6,000 Typical yearly saving £29 Potential rating after carrying out recommendations 1 to 4 75 C Recommendation 5: Solar photovoltaic panels, 2.5 kWp Solar photovoltaic panels Typical installation cost £3,500 - £5,500 Typical yearly saving £318 Potential rating after carrying out recommendations 1 to 5 All B Potential rating after carrying out recommendations 1 to 5 Paying for energy improvements	Potential rating after carrying out recommendations 1 to 3	3
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Paying for energy improvements		
	Paving for energy improvements	

Estimated energy use and potential savings

Estimated yearly energy cost for this property

Potential saving

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

17199.0 kWh per year

Water heating

2028.0 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Loft insulation	510 kWh per year
Solid wall insulation	6183 kWh per year

You might be able to receive <u>Renewable Heat Incentive payments (https://www.gov.uk/domestic-renewable-heat-incentive</u>). 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

Patrick Phillips

Telephone 07826845815

Accreditation scheme contact details

Accreditation scheme ECMK

Assessor ID

ECMK303245

Telephone

0333 123 1418

Email

info@ecmk.co.uk

Assessment details

Assessor's declaration

No related party

Date of assessment

24 November 2020

Date of certificate

25 November 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 <u>mhclg.digital-</u> <u>services@communities.gov.uk</u>, or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.