Energy performance certificate (EPC)

38 Wightman Street
BRADFORD
BD3 0LD

Energy rating
Certificate number:

Valid until: 19 October 2032

Certificate 2413-1139-0329-5443-5151

Property type Mid-terrace house

Total floor area 110 square metres

Rules on letting this property

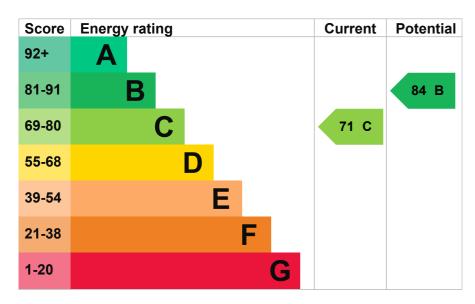
Properties can be let if they have an energy rating from A to E.

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

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	Cavity wall, filled cavity	Average
Roof	Roof room(s), insulated	Good
Window	Single glazed	Very poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Time and temperature zone control	Very good
Hot water	From main system Good	
Lighting	No low energy lighting	Very poor
Floor	To unheated space, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 198 kilowatt hours per square metre (kWh/m2).

About primary energy use

How this affects your energy bills

An average household would need to spend £881 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 £149 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2022** 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:

- 11,550 kWh per year for heating
- 2,210 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is D. It has the potential to be C.

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 3.8 tonnes of CO2 This property's potential production 2.4 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.

▶ Do I need to follow these steps in order?

Step 1: Low energy lighting

Typical installation cost	£45
Typical yearly saving	£91
Potential rating after completing step 1	73 C

Step 2: Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£26
Potential rating after completing steps 1 and 2	74 C

Step 3: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost	£3,300 - £6,500
Typical yearly saving	£32
Potential rating after completing steps 1 to 3	75 C

Step 4: Solar photovoltaic panels, 2.5 kWp

£3,500 - £5,500
£341
84 B

Help paying for energy improvements

You might be able to get a grant from the Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

More ways to save energy

Find ways to save energy in your home.

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	Colin McNicholas
Telephone	07960991019
Email	colinmcnicholas@hotmail.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	ECMK
Assessor's ID	ECMK302440
Telephone	0333 123 1418
Email	info@ecmk.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	16 September 2022
Date of certificate	20 October 2022
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>dluhc.digital-services@levellingup.gov.uk</u> or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number	2871-4722-0831-7480-3840 (/energy-certificate/2871-4722- 0831-7480-3840)
Valid until	31 August 2032
Certificate number	0738-1066-7277-1726-3964 (/energy-certificate/0738-1066-7277-1726-3964)
Valid until	7 March 2026
Certificate number	9988-1066-7272-1326-3964 (/energy-certificate/9988-1066-7272-1326-3964)
Valid until	17 February 2026
Certificate number	8117-7328-1670-6218-6906 (/energy-certificate/8117-7328- 1670-6218-6906)
Expired on	11 August 2023

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