Energy performance certificate (EPC)

50, Pear Tree Close BRADFORD BD6 2DG Energy rating

Valid until: 18 September 2024

Certificate number:

9288-8071-7331-1524-1950

Property type

Detached house

Total floor area

79 square metres

Rules on letting this property

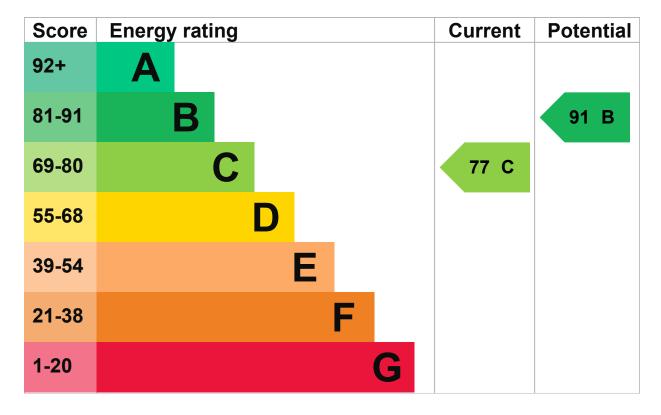
Properties can be let if they have an energy rating from A to E.

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 current 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
Walls	Average thermal transmittance 0.34 W/m²K	Good
Roof	Average thermal transmittance 0.15 W/m²K	Very good
Floor	Average thermal transmittance 0.21 W/m²K	Good
Windows	High performance glazing	Very good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good

Feature	Description	Rating
Lighting	Low energy lighting in 25% of fixed outlets	Average
Air tightness	Air permeability 7.6 m³/h.m² (as tested)	Average
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 151 kilowatt hours per square metre (kWh/m2).

About primary energy use

How this affects your energy bills

An average household would need to spend £540 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 £64 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2014** 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:

- 5,226 kWh per year for heating
- 2,014 kWh per year for hot water

Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.

Carbon emissions

An average household produces

6 tonnes of CO2

This property produces

2.1 tonnes of CO2

This property's potential production

1.0 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.

▶ <u>Do I need to follow these steps in order?</u>

Step 1: Low energy lighting

Typical installation cost

£60

Typical yearly saving

£32

Potential rating after completing step 1

79 C

Step 2: Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£32

Potential rating after completing steps 1 and 2

80 C

Step 3: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£5,000 - £8,000

Typical yearly saving

£241

Potential rating after completing steps 1 to 3

91 B

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.

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

Craig Wilson

Telephone

0844 6331000

Email

energyadmin@nhbc.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

NHER

Assessor's ID

NHER006344

Telephone

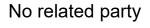
01455 883 250

Email

enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration



Date of assessment

18 September 2014

Date of certificate

19 September 2014

Type of assessment



► SAP

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 dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.