Energy performance certificate (EPC)			
12, Hadfield Street SHEFFIELD S6 3RR	Energy rating	Valid until: 13 February 2027	
		Certificate number: 0058-2801-7723-9003-7361	
Property type		Semi-detached house	
Total floor area		57 square metres	

Rules on letting this property

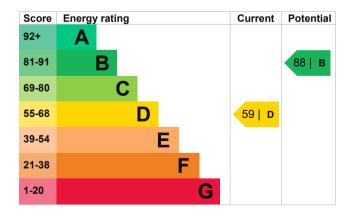
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (<u>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.

<u>See how to improve this property's energy</u> 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 the number the lower your fuel 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

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	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 250 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in 55% of fixed outlets	Good
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 355 kilowatt hours per square metre (kWh/m2).

Environmental impactor property	t of this	This property produces	3.6 tonnes of CO2
This property's current enviror rating is E. It has the potential		This property's potential production	1.0 tonnes of CO2
Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.		By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 2.6 tonnes per year. This will help to protect the	
Properties with an A rating produce less CO2 than G rated properties.		environment.	
An average household produces	6 tonnes of CO2	Environmental impact rating assumptions about average energy use. They may not r consumed by the people liv	e occupancy and reflect how energy is

Improve this property's energy rating

Follow these steps to improve the energy rating and score.

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (suspended floor)	£800 - £1,200	£47
2. Add additional 80 mm jacket to hot water cylinder	£15 - £30	£16
3. Low energy lighting	£25	£15
4. Hot water cylinder thermostat	£200 - £400	£71
5. Heating controls (TRVs)	£350 - £450	£23
6. Condensing boiler	£2,200 - £3,000	£131
7. Solar water heating	£4,000 - £6,000	£39
8. Solar photovoltaic panels	£5,000 - £8,000	£255

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.

Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£811
Potential saving if you complete every step in order	£343

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.

Heating use in this property

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

Estimated energy used to heat this property		
Type of heating	Estimated energy used	
Space heating	5766 kWh per year	
Water heating	3259 kWh per year	
Potential energy savings by installing insulation		
Type of insulation	Amount of energy saved	
Loft insulation	11 kWh per year	
Saving energy in this property		

Find ways to save energy in your home by

visiting <u>www.gov.uk/improve-energy-efficiency</u>.

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	
Telephone	
Email	

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration

Date of assessment Date of certificate Type of assessment Morgan Fletcher 07711560025 mfletcher@blundells.com

Elmhurst Energy Systems Ltd EES/017944 01455 883 250 enquiries@elmhurstenergy.co.uk

Employed by the professional dealing with the property transaction 9 February 2017 14 February 2017 RdSAP