Energy performance certificate (EPC)				
117, Halifax Road Ripponden SOWERBY BRIDGE	Energy rating	Valid until: 24 June 2030		
HX6 4DA	C	Certificate number: 2558-0043-6206-7840-1270		
roperty type Ground-floor maisonette				
Total floor area		84 square metres		

Rules on letting this property

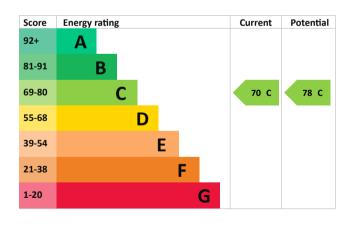
Properties can be let if they have an energy rating from A to E.

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 C.

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	Sandstone or limestone, as built, no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 80% of fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 222 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

• Stone walls present, not insulated

How this affects your energy bills

An average household would need to spend **£748 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 £212 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2020** 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:

- 9,523 kWh per year for heating
- 2,092 kWh per year for hot water

Impact on the environment		This property produces	3.3 tonnes of CO2	
This property's current environmental impact rating is D. It has the potential to be C.		This property's potential production	2.1 tonnes of CO2	
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.		You could improve this property's CO2 emissions by making the suggested changes. This will help to		
Carbon emissions		protect the environment.		
An average household produces	6 tonnes of CO2	These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.		

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£213

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 by visiting www.gov.uk/improve-energy-efficiency.

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	
Telephone	
Email	

Jason Carroll 07828 950341 jasonc.carroll@yahoo.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
Assessor's ID
Telephone
Email

Elmhurst Energy Systems Ltd EES/012745 01455 883 250 <u>enquiries@elmhurstenergy.co.uk</u>

About this assessment

Assessor's declaration Date of assessment Date of certificate Type of assessment No related party 25 June 2020 25 June 2020 RdSAP