Energy performance certificate (EPC)

Croft Barn Kildwick KEIGHLEY BD20 9AD	Energy rating Valid until: 6 September 2032 Certificate 0370-2423-6210-2102-3051 number:	_	
Property type	Semi-detached house		
Total floor area	249 square metres		

Rules on letting this property

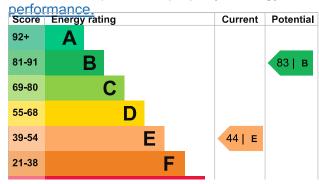
Properties can be let if they have an energy rating from A to E.

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

Energy efficiency rating for this property

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

See how to improve this property's energy



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	Sandstone or limestone, as built, no insulation (assumed)	Very poor
Roof	Pitched, limited insulation	Poor
Window	Mostly double glazing	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in 50% of fixed outlets	Good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

Primary energy use

The primary energy use for this property per year is 251 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

- · Stone walls present, not insulated
- Dwelling may be exposed to wind-driven rain

Environmental impact of this property

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

Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.

Properties with an A rating produce less CO2 than G rated properties.

An average household 6 tonnes of CO2 produces

This property produces	16.0 tonnes of CO2
This property's potential production	6.3 tonnes of CO2

By making the <u>recommended changes</u>, you could reduce this property's CO2 emissions by 9.7 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.

Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from E (44) to B (83).

Step	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£147
2. Internal or external wall insulation	£4,000 - £14,000	£732
3. Floor insulation (solid floor)	£4,000 - £6,000	£75
4. Low energy lighting	£65	£58
5. Solar water heating	£4,000 - £6,000	£54
6. Solar photovoltaic panels	£3,500 - £5,500	£321
7. Wind turbine	£15,000 - £25,000	£695

Paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022)</u>. This will help you buy a more efficient, low carbon heating system for this property.

Find energy grants and ways to save energy in your home (https://www.gov.uk/improve-energy-efficiency).

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£2486
Potential saving	£1067

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 potential saving shows how much money you could save if you <u>complete each</u> recommended step in order.

For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> (https://www.gov.uk/improve-energy-efficiency).

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

41185 kWh per year

Water heating

3439 kWh per year

Potential energy savings by installing insulation

Type of insulation

Amount of energy saved

Solid wall insulation 14113 kWh per year

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 contact actails	
Assessor's name	Adrian Whitworth
Telephone	07908140550
Email	adywhit@btinternet.com
Accreditation scheme contact details	
Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/002593
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk
Assessment details	
Assessor's declaration	No related party
Date of assessment	7 September 2022
Date of certificate	7 September 2022
Type of assessment	RdSAP
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