# **Energy performance certificate (EPC)**

Badger Hill Station Road Threshfield SKIPTON BD23 5EL Energy rating

Valid until:

4 October 2027

Certificate

8103-7320-5689-7485-5906

### **Property type**

#### Detached house

#### **Total floor area**

127 square metres

#### Rules on letting this property

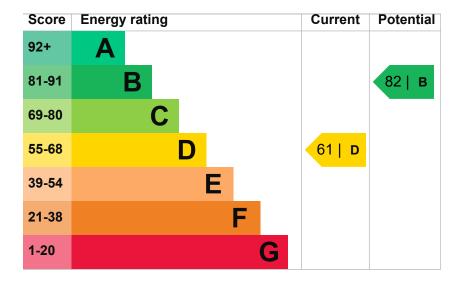
Properties can be let if they have an energy rating from A to E.

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 efficiency rating for this property

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

See how to improve this property's energy 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, no insulation (assumed)	Poor
Roof	Pitched, 270 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 32% of fixed outlets	Average
Floor	Suspended, 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 280 kilowatt hours per square metre (kWh/m2).

► What is primary energy use?

## **Additional information**

Additional information about this property:

- · Cavity fill is recommended
- Dwelling may be exposed to wind-driven rain

### **Environmental impact of this property**

This property's current environmental impact rating is E. 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 produces	6 tonnes of CO2
This property produces	6.4 tonnes of CO2
This property's potential production	3.1 tonnes of CO2

By making the  $\underline{\text{recommended changes}}$ , you could reduce this property's CO2 emissions by 3.3 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.

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

Potential energy rating

B

Carrying out these changes in order will improve the property's energy rating and score from D (61) to B (82).

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

# Step 1: Cavity wall insulation

Typical installation cost	£500 - £1,500
Typical yearly saving	£321
Potential rating after completing step 1	70   C

# **Step 2: Floor insulation (suspended floor)**

Typical installation cost	£800 - £1,200
Typical yearly saving	£73
Potential rating after completing steps 1 and 2	72   C

# Step 3: Low energy lighting

Typical installation cost	£65
Typical yearly saving	£43
Potential rating after completing steps 1 to 3	73   C

# Step 4: Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£49
Potential rating after completing steps 1 to 4	75   C

# Step 5: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£5,000 - £8,000
Typical yearly saving	£260
Potential rating after completing steps 1 to 5	82   B

# Paying for energy improvements

#### Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£1374
Potential saving if you complete every step in order	£486

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 20501 kWh per year

Water heating 2973 kWh per year

### Potential energy savings by installing insulation

Type of insulation Amount of energy saved

Cavity wall insulation 6646 kWh per year

# Saving energy in this property

Find ways to save energy in your home.

#### 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	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	5 October 2017
Date of certificate	5 October 2017
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 <a href="mailto:dlubc.digital-services@levellingup.gov.uk">dlubc.digital-services@levellingup.gov.uk</a> or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.