Energy performance certificate (EPC)

Apartment 2 Lounge Apartments 42 North Lane LEEDS LS6 3HU Energy rating

Valid until: 29 September 2031

Certificate number: 2533-3009-8201-1159-9200

Property type

Mid-floor flat

Total floor area

74 square metres

Rules on letting this property

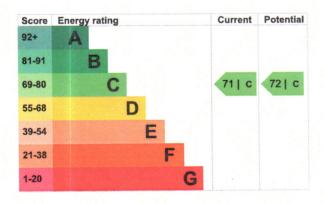
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 C. It has the potential to be C.

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			System built,	as built, insi	ulated (assu	umed)			Good
Window			Fully double of						Good
Main heating			 Air source he	at pump, un	derfloor, ele	ectric			Good
Main heating con	trol		Time and tem				AND THE PERSON AS THE BOTH OF	TO THE RESIDENCE AND ADDRESS OF THE PARTY OF	Very good
Hot water			From main sy						Very poor
Lighting			Low energy lig	ghting in all	fixed outlets	S	menter communication and	in and make make an artist make it has me it is an	Very good
Roof		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	(another dwel					Pendingrynd of all all according on any	N/A
Floor			(other premise	es below)					N/A
Secondary heating	ng		None				1-1		N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

· Air source heat pump

Primary energy use

The primary energy use for this property per year is 189 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO2). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO2 emissions.

An average household produces	6 tonnes of CO2		
This property produces	2.4 tonne	es of CO2	

This property's potential 2.2 tonnes of CO2 production

By making the <u>recommended changes</u>, you could reduce this property's CO2 emissions by 0.2 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.

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from C (71) to C (72).

Recommendation Typical installation cost Typical yearly saving

1. Heat recovery system for mixer showers £585 - £725 £49

Paying for energy improvements

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 e cost for this proper	£873		
Potential saving	The first of the second se		£49

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 estimated saving is based on making all of the recommendations in how to improve this property/s-energy-performance.

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

Heating use in this property

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

Estimated energy used to heat this property

Space heating	4909 kWh per year
Water heating	2285 kWh per year

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

You might be able to receive Renewable Heat Incentive payments (https://www.gov.uk/domestic-renewable-heat-incentive). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

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 Paul Lawson
Telephone 01132818273
Email paul@ian-lawson.co.uk

Accreditation scheme contact details

Accreditation scheme

Assessor ID

Telephone

Elmhurst Energy Systems Ltd

EES/021516

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration

Date of assessment

Date of certificate

Type of assessment

No related party
27 September 2021
30 September 2021

RdSAP