**Energy performance certificate (EPC)**

**Certificate contents**

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Energy rating

**D**

16, Chapel Street  
Scapegoat Hill, Golcar  
HUDDERSFIELD  
HD7 4NX

**Valid until 11 May 2028**

**Certificate number9708-4047-7225-5978-9904**

[Print this certificate](https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/9708-4047-7225-5978-9904)

**Property type**

Enclosed-mid-terrace house

**Total floor area**

65 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 D. It has the potential to be B.

[See how to improve this property’s energy performance.](https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/9708-4047-7225-5978-9904#recommendations)

A B C D E F G92+ 81-91 69-80 55-68 39-54 21-38 1-20ScoreEnergy ratingCurrentPotential68 |D87 |B

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 rating the lower your fuel bills are likely to be.

The average energy rating and score for a property in England and Wales are D (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 |
| **Wall** | Sandstone or limestone, as built, insulated (assumed) | Good |
| **Roof** | Pitched, 200 mm loft insulation | Good |
| **Roof** | Pitched, insulated (assumed) | 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 20% of fixed outlets | Poor |
| **Floor** | Solid, no insulation (assumed) | N/A |
| **Floor** | Solid, insulated (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 260 kilowatt hours per square metre (kWh/m2).

What is primary energy use?

**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**

3.1 tonnes of CO2

**This property’s potential production**

1.5 tonnes of CO2

By making the [recommended changes](https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/9708-4047-7225-5978-9904#recommendations), you could reduce this property’s CO2 emissions by 1.6 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**

Potential energy rating

**B**

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 D (68) to B (87).

What is an energy rating?

**Recommendation 1: Internal or external wall insulation**

Internal or external wall insulation

**Typical installation cost**

£4,000 - £14,000

**Typical yearly saving**

£82

**Potential rating after carrying out recommendation 1**

71 | C

**Recommendation 2: Low energy lighting**

Low energy lighting

**Typical installation cost**

£40

**Typical yearly saving**

£37

**Potential rating after carrying out recommendations 1 and 2**

73 | C

**Recommendation 3: Solar water heating**

Solar water heating

**Typical installation cost**

£4,000 - £6,000

**Typical yearly saving**

£29

**Potential rating after carrying out recommendations 1 to 3**

74 | C

**Recommendation 4: Solar photovoltaic panels, 2.5 kWp**

Solar photovoltaic panels

**Typical installation cost**

£5,000 - £8,000

**Typical yearly saving**

£277

**Potential rating after carrying out recommendations 1 to 4**

87 | B

**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 energy cost for this property**

£716

**Potential saving**

£148

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](https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/9708-4047-7225-5978-9904#recommendations).

For advice on how to reduce your energy bills visit [Simple Energy Advice](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**

8706.0 kWh per year

**Water heating**

1939.0 kWh per year

| **Potential energy savings by installing insulation** | |
| --- | --- |
| **Type of insulation** | **Amount of energy saved** |
| **Solid wall insulation** | 1719 kWh per year |

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**

Rosalind Longo

**Telephone**

01924 491253

**Email**

[rosalindlongo@yahoo.co.uk](mailto:rosalindlongo@yahoo.co.uk)

**Accreditation scheme contact details**

**Accreditation scheme**

Stroma Certification Ltd

**Assessor ID**

STRO005185

**Telephone**

0330 124 9660

**Email**

[certification@stroma.com](mailto:certification@stroma.com)

**Assessment details**

**Assessor’s declaration**

No related party

**Date of assessment**

10 May 2018

**Date of certificate**

12 May 2018

**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 [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk?subject=EPB%20-), or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.