

## Energy performance certificate (EPC)

12 Changegate Court  
Haworth  
KEIGHLEY  
BD22 8DG

Energy rating

**D**

Valid until:

24 July 2032

Certificate number: 2112-0523-1150-0615-2226

Property type

Mid-terrace house

Total floor area

52 square metres

### Rules on letting this property

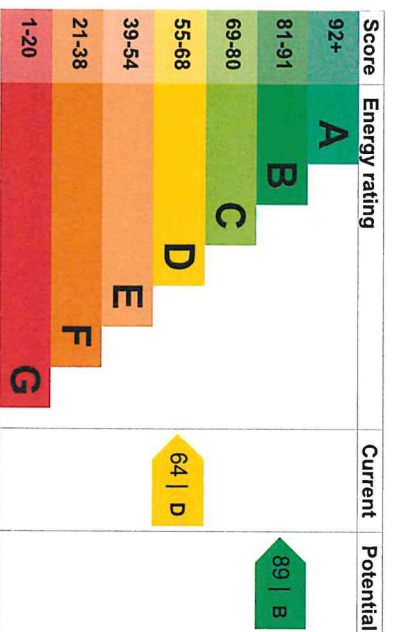
Properties can be let if they have an energy rating from A to E.

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) (<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, insulated (assumed)	Good
Roof	Pitched, 200 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Electric storage heaters	Average
Main heating control	Manual charge control	Poor
Hot water	Electric immersion, off-peak	Poor
Lighting	Low energy lighting in all fixed outlets	Very good
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 580 kilowatt hours per square metre (kWh/m<sup>2</sup>).

<b>Environmental impact of this property</b>	This property produces	5.2 tonnes of CO <sub>2</sub>
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This property's current environmental impact rating is E. It has the potential to be D.	This property's potential production	2.9 tonnes of CO <sub>2</sub>
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Properties are rated in a scale from A to G based on how much carbon dioxide (CO<sub>2</sub>) they produce.

Properties with an A rating produce less CO<sub>2</sub> than G rated properties.

An average household produces 6 tonnes of CO<sub>2</sub>

By making the [recommended changes](#), you could reduce this property's CO<sub>2</sub> emissions by 2.3 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.

## 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 D (64) to B (89).

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (suspended floor)	£800 - £1,200	£63
2. High heat retention storage heaters	£1,200 - £1,800	£167
3. Solar water heating	£4,000 - £6,000	£63
4. Solar photovoltaic panels	£3,500 - £5,500	£334

### Paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme](https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022) (<https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022>). 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) (<https://www.gov.uk/improve-energy-efficiency>).

### Estimated energy use and potential savings

Estimated yearly energy cost for this property

£1009

(<https://www.gov.uk/improve-energy-efficiency>).

#### Heating use in this property

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

Potential saving

£293

Estimated energy used to heat this property

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.

Type of heating

Estimated energy used

Space heating

8373 kWh per year

Water heating

1736 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.

The potential saving shows how much money you could save if you [complete each recommended step in order](#).

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

## 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

Garry Fowlds

Telephone

07776261186

Email

[gafpms@gmail.com](mailto:gafpms@gmail.com)

### Accreditation scheme contact details

Accreditation scheme

Stroma Certification Ltd

Assessor ID

STRO001718

Telephone

0330 124 9660

Email

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

### Assessment details

Assessor's declaration

No related party

Date of assessment

25 July 2022

Date of certificate

25 July 2022

Type of assessment

[RdSAP](#)