# Energy performance certificate (EPC)

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|---|---|---|---|
| Grove Wood<br>High Street<br>Rudston<br>DRIFFIELD<br>YO25 4UB | Energy rating<br>**F** | Valid until: | **1 December 2026** |
| | | Certificate number: | **0328-0960-7252-4586-8970** |

| | |
|---|---|
| Property type | End-terrace house |
| Total floor area | 104 square metres |

## Rules on letting this property

## You may not be able to let this property

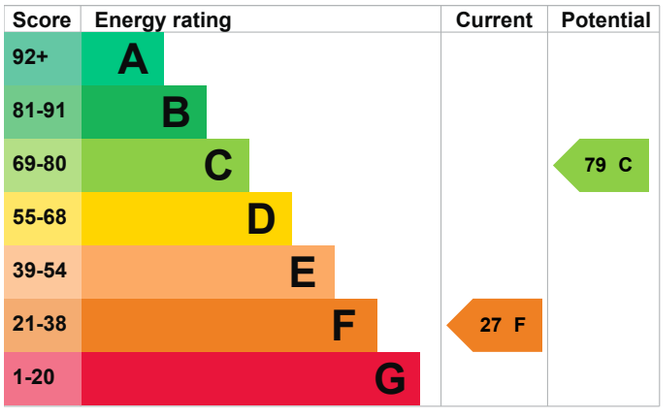
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be let if they have an energy rating from A to E. You could make changes to improve this property's energy rating.

## Energy rating and score

This property's energy rating is F. It has the potential to be C.

See how to improve this property's energy efficiency.




The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy 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

## Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property’s age and type. They are used for features the assessor could not inspect.

| Feature | Description | Rating |
|---|---|---|
| Wall | Solid brick, as built, no insulation (assumed) | Poor |
| Wall | Cavity wall, as built, no insulation (assumed) | Poor |
| Wall | Cavity wall, as built, insulated (assumed) | Good |
| Roof | Pitched, 300 mm loft insulation | Very good |
| Roof | Flat, no insulation (assumed) | Very poor |
| Roof | Flat, insulated (assumed) | Average |
| Window | Fully double glazed | Average |
| Main heating | Boiler and radiators, coal | Poor |
| Main heating control | No time or thermostatic control of room temperature | Very poor |
| Hot water | From main system, no cylinder thermostat | Poor |
| Lighting | Low energy lighting in 82% of fixed outlets | Very good |
| Floor | Solid, no insulation (assumed) | N/A |
| Floor | Solid, limited insulation (assumed) | N/A |
| Secondary heating | Room heaters, electric | N/A |

## Primary energy use

The primary energy use for this property per year is 489 kilowatt hours per square metre (kWh/m2).

## Additional information

Additional information about this property:

- Cavity fill is recommended

## How this affects your energy bills

An average household would need to spend **£2,262 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £1,368 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2016** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

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### Heating this property

Estimated energy needed in this property is:

- 21,584 kWh per year for heating
- 3,438 kWh per year for hot water

## Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

### Carbon emissions

| | |
|---|---|
| An average household produces | 6 tonnes of CO2 |
| This property produces | 18.0 tonnes of CO2 |
| This property's potential production | 2.5 tonnes of CO2 |

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

## Steps you could take to save energy

| Step | Typical installation cost | Typical yearly saving |
|---|---|---|
| **1. Flat roof or sloping ceiling insulation** | £850 - £1,500 | £145 |
| **2. Cavity wall insulation** | £500 - £1,500 | £237 |
| **3. Internal wall insulation** | £4,000 - £14,000 | £320 |
| **4. Floor insulation (solid floor)** | £4,000 - £6,000 | £132 |
| **5. Add additional 80 mm jacket to hot water cylinder** | £15 - £30 | £18 |
| **6. Heating controls (programmer, thermostat, TRVs)** | £350 - £450 | £142 |
| **7. Gas condensing boiler** | £3,000 - £7,000 | £330 |
| **8. Solar water heating** | £4,000 - £6,000 | £44 |
| **9. Solar photovoltaic panels** | £5,000 - £8,000 | £296 |

### Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

### Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Insulation: Great British Insulation Scheme (www.gov.uk/apply-great-british-insulation-scheme)
- Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)
- Help from your energy supplier: Energy Company Obligation (www.gov.uk/energy-company-obligation)

## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

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|---|---|
| Assessor's name | Antony Saltonstall |
| Telephone | 01262 401401 |
| Email | brid@ullyotts.co.uk |

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

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|---|---|
| Accreditation scheme | Elmhurst Energy Systems Ltd |
| Assessor's ID | EES/006756 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

### About this assessment

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|---|---|
| Assessor's declaration | Owner or Director of the organisation dealing with the property transaction |
| Date of assessment | 2 December 2016 |
| Date of certificate | 2 December 2016 |
| Type of assessment | RdSAP |