Energy performance certificate (EPC)			
2 Greencroft Avenue HALIFAX HX3 7EP	Energy rating	Valid until: 9 May 2033 Certificate number: 0120-2810-5155-2297-9391	
Property type Total floor area		Semi-detached bungalow 70 square metres	

Rules on letting this property

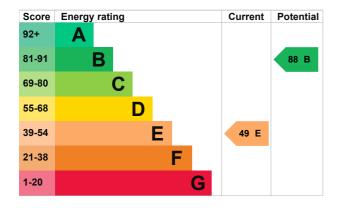
Properties can be let if they have an energy rating from A to E.

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 rating and score

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

<u>See how to improve this property's energy</u> <u>efficiency</u>.



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	Cavity wall, filled cavity	Average	
Roof	Pitched, 200 mm loft insulation	Good	
Window	Fully double glazed	Good	
Main heating	Electric storage heaters	Average	
Main heating control	Manual charge control	Poor	
Hot water	Electric immersion, off-peak	Very poor	
Lighting	Low energy lighting in 71% of fixed outlets	Very good	
Floor	Suspended, no insulation (assumed)	N/A	
Secondary heating	Portable electric heaters (assumed)	N/A	

Primary energy use

The primary energy use for this property per year is 561 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £1,725 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 £1,211 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 9,938 kWh per year for heating
- 2,431 kWh per year for hot water

Impact on the environment

This property's current environmental impact rating is F. It has the potential to be B.

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

Carbon emissions

An average household	6 tonnes of CO2
produces	

Changes you could make

produ	uction			

6.6 tonnes of CO2

1.3 tonnes of CO2

This property produces

This property's potential

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.

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (suspended floor)	£800 - £1,200	£237
2. Increase hot water cylinder insulation	£15 - £30	£67
3. Low energy lighting	£10	£14
4. Gas condensing boiler	£3,000 - £7,000	£862
5. Solar water heating	£4,000 - £6,000	£33
6. Solar photovoltaic panels	£3,500 - £5,500	£338

Help paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. This will help you buy a more efficient, low carbon heating system for this property.

More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

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.

Assessor's name	James Rowland
Telephone	07795443393
Email	info@ypmuk.co.uk

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

Accreditation scheme	Stroma Certification Ltd	
Assessor's ID	STR0036661	
Telephone	0330 124 9660	
Email	certification@stroma.com	
About this assessment		

About this assessment

Assessor's declaration	No related party	
Date of assessment	10 May 2023	
Date of certificate	10 May 2023	
Type of assessment	RdSAP	