Energy performance certificate (EPC)				
Flat 6 45, St. Michaels Lane LEEDS LS6 3FA	Energy rating	Valid until: <b>10 November 2025</b> Certificate number: <b>8905-7339-4249-4025-3902</b>		
Property type	Ground-floor flat			
Total floor area	27 square metres			

## Rules on letting this property

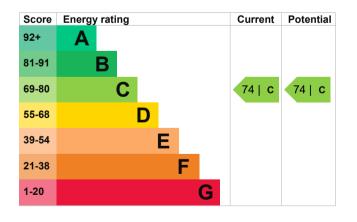
Properties can be rented if they have an energy rating from A to E.

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.

<u>See how to improve this property's energy</u> 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
Walls	Average thermal transmittance 0.22 W/m²K	Very good
Floor	Average thermal transmittance 0.20 W/m <sup>2</sup> K	Very good
Windows	High performance glazing	Very good
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	Electric instantaneous at point of use	Very poor
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 4.5 m³/h.m² (as tested)	Good
Roof	(other premises above)	N/A
Secondary heating	None	N/A

#### Primary energy use

The primary energy use for this property per year is 275 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property		This property produces	1.3 tonnes of CO2
This property's current environmental impact rating is C. It has the potential to be C.		This property's potential production	1.3 tonnes of CO2
Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce. Properties with an A rating produce less CO2		By making the <u>recommend</u> could reduce this property's 0.0 tonnes per year. This w environment.	s CO2 emissions by
than G rated properties.		Environmental impact rating	gs are based on
An average household produces	6 tonnes of CO2	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

The assessor did not make any recommendations for this property.

<u>Simple Energy Advice has guidance on improving a property's energy use.</u> (<u>https://www.simpleenergyadvice.org.uk/</u>)

#### 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	£364
Potential saving	£0

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

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

#### 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	1451 kWh per year
Water heating	813 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.

### 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	
Telephone	
Email	

Joseph Price-Buchanan 01924 237 500 j.price-buchanan@stroma.com

#### Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

#### Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

Stroma Certification Ltd STRO016219 0330 124 9660 certification@stroma.com

No related party 5 November 2015 11 November 2015 <u>SAP</u>