

Energy performance certificate (EPC)

| | | |
|--|---------------------------|--|
| 6 Making Place Hall Soyland Town Road Soyland SOWERBY BRIDGE HX6 4NZ | Energy rating C | Valid until: 10 December 2031 |
| | | Certificate number: 8290-1001-0422-6197-3293 |

Property type

Top-floor flat

Total floor area

89 square metres

Rules on letting this property

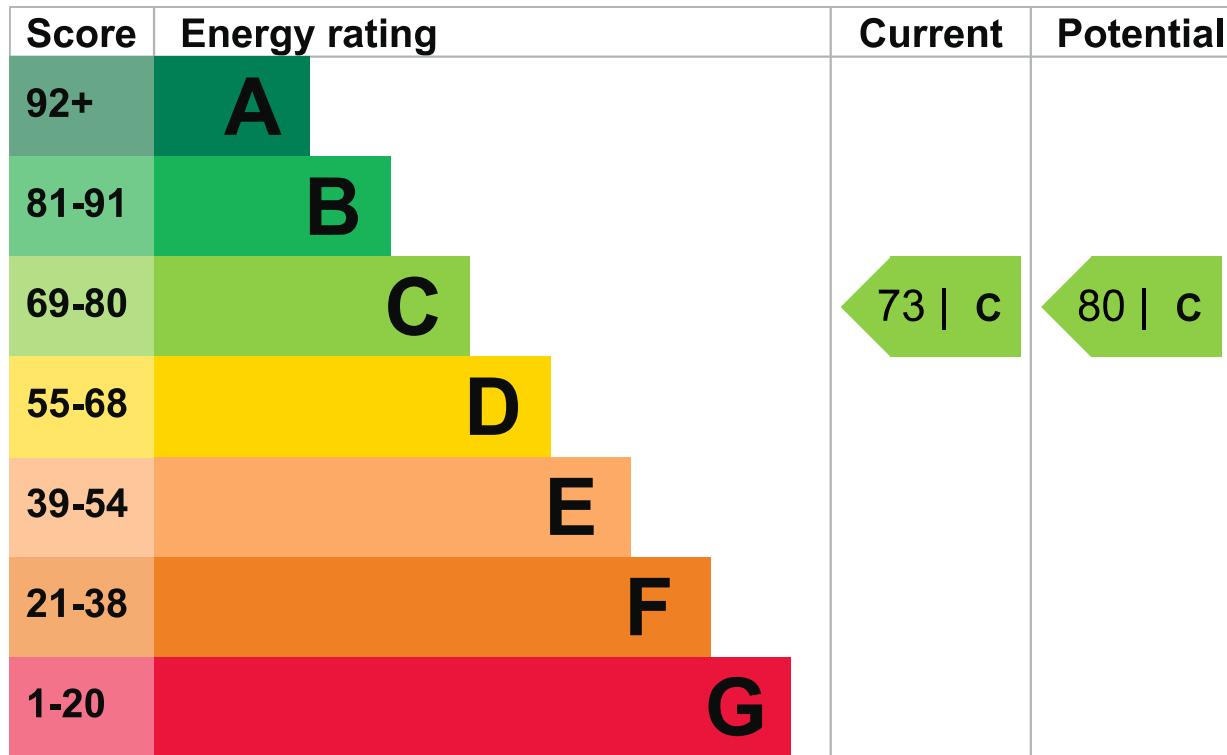
Properties can be rented if they have an energy rating from A to E.

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) (<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.

[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 | Sandstone or limestone, as built, no insulation (assumed) | Poor |
| Wall | Sandstone or limestone, as built, partial insulation (assumed) | Average |
| Roof | Roof room(s), insulated | Average |

| Feature | Description | Rating |
|----------------------|---|---------|
| 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 33% of fixed outlets | Average |
| Floor | (another dwelling below) | N/A |
| Secondary heating | None | N/A |

Primary energy use

The primary energy use for this property per year is 193 kilowatt hours per square metre (kWh/m²).

► [What is primary energy use?](#)

Additional information

Additional information about this property:

- Stone walls present, not insulated
- Dwelling may be exposed to wind-driven rain

Environmental impact of this property

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

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 than G rated properties.

An average household produces

6 tonnes of CO₂

This property produces

3.0 tonnes of CO₂

This property's potential production

2.0 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 1.0 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

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 C (73) to C (80).

► [What is an energy rating?](#)

Recommendation 1: Room-in-roof insulation

Room-in-roof insulation

Potential energy rating

C

Typical installation cost

£1,500 - £2,700

Typical yearly saving

£118

Potential rating after carrying out recommendation 1

77 | C

Recommendation 2: Internal or external wall insulation

Internal or external wall insulation

Typical installation cost

£4,000 - £14,000

Typical yearly saving

£43

Potential rating after carrying out recommendations 1 and 2

79 | C

Recommendation 3: Low energy lighting

Low energy lighting

Typical installation cost

£50

Typical yearly saving

Potential rating after carrying out recommendations 1 to 3

80 | C

Paying for energy improvements

[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

£698

Potential saving

£207

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](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice \(https://www.simpleenergyadvice.org.uk/\)](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

8375 kWh per year

Water heating

2177 kWh per year

Potential energy savings by installing insulation

| Type of insulation | Amount of energy saved |
|--------------------|------------------------|
|--------------------|------------------------|

| | |
|-----------------------|------------------|
| Solid wall insulation | 952 kWh per year |
|-----------------------|------------------|

You might be able to receive [Renewable Heat Incentive payments \(https://www.gov.uk/domestic-renewable-heat-incentive\)](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

Damion Helps

Telephone

07548 224255

Email

info@inventory.company

Accreditation scheme contact details

Accreditation scheme

Elmhurst Energy Systems Ltd

Assessor ID

EES/011602

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration

No related party

Date of assessment

10 December 2021

Date of certificate

11 December 2021

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 or call our helpdesk on 020 3829 0748.

Certificate number

[8194-8055-6029-6526-0993](#) (</energy-certificate/8194-8055-6029-6526-0993>)

Expired on

28 November 2021

Certificate number

[0054-2804-6516-0028-0125](#) (</energy-certificate/0054-2804-6516-0028-0125>)

Expired on

23 September 2018

Certificate number

[9918-0051-6268-5908-0044](#) (</energy-certificate/9918-0051-6268-5908-0044>)

Expired on

18 August 2018
