Energy performance certificate (EPC)		
316 Langsett Road SHEFFIELD S6 2UF	Energy rating	Valid until: 11 April 2033
	C	Certificate number: 2205-6327-4002-1694-1206
Property type	Ground-floor flat	
Total floor area		49 square metres

Rules on letting this property

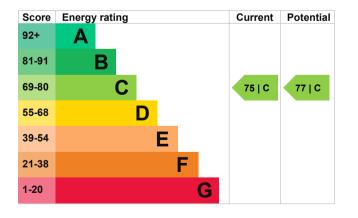
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (<u>https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</u>).

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 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

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
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Good
Lighting	No low energy lighting	Very poor
Roof	(another dwelling above)	N/A
Floor	Suspended, no insulation (assumed)	N/A
Floor	Suspended, limited insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 181 kilowatt hours per square metre (kWh/m2).

eact of this	This property's potential production	1.5 tonnes of CO2	
vironmental impact ntial to be C.	You could improve this pror	perty's CO2	
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they		emissions by making the suggested changes. This will help to protect the environment.	
iarms the environment.	Environmental impact rating		
6 tonnes of CO2	assumptions about average energy use. They may not i consumed by the people liv	reflect how energy is	
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Improve this property's energy rating

Step	Typical installation cost	Typical yearly saving
1. Low energy lighting	£25	£73

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.

Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£890
Potential saving if you complete every step in order	£74

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.

Heating use in this property

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

Estimated energy used to heat this property

Type of heating	Estimated energy used
Space heating	3086 kWh per year
Water heating	1742 kWh per year
Potential energy savings by installing insulation	

Type of insulation	Amount of energy saved
Type of mountaion	/ incant of onorgy curva

Solid wall insulation 56 kWh per year

Saving energy in this property

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

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	Daniel Betts
Telephone	07515065775
Email	danielbetts@sky.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 Quidos Limited QUID205857 01225 667 570 info@guidos.co.uk

No related party 12 April 2023 12 April 2023 RdSAP