

Energy performance certificate (EPC)

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Energy rating

D

3, Allenby Road
LEEDS
LS11 5RN

Valid until 9 July 2030

Certificate number 8402-8581-1422-8107-2303

Property type

Semi-detached house

Total floor area

58 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](#).

Energy efficiency rating for this property

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

[See how to improve this property's energy performance.](#)

A	B	C	D	E	F	G	92+	81-91	69-80	55-68	39-54	21-38	1-20
							Score						
							Energy rating						
							Current	60	D	87			
							Potential						B

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	Cavity wall, filled cavity	Average
Roof	Pitched, 250 mm loft insulation	Good
Window	Partial double glazing	Poor
Main heating	Room heaters, mains gas	Average
Main heating control	No thermostatic control of room temperature	Poor
Hot water	Gas multipoint	Average

Feature	Description	Rating
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 338 kilowatt hours per square metre (kWh/m²).

What is primary energy use?

Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO₂). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO₂ emissions.

An average household produces

6 tonnes of CO₂

This property produces

3.5 tonnes of CO₂

This property's potential production

1.1 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 2.4 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

Potential energy rating

B

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 D (60) to B (87).

What is an energy rating?

Recommendation 1: Floor insulation (suspended floor)

Floor insulation (suspended floor)

Typical installation cost

£800 - £1,200

Typical yearly saving

£57

Potential rating after carrying out recommendation 1

63 | D

Recommendation 2: Draught proofing

Draught proofing

Typical installation cost

£80 - £120

Typical yearly saving

£10

Potential rating after carrying out recommendations 1 and 2

64 | D

Recommendation 3: Change room heaters to condensing boiler

Condensing boiler

Typical installation cost

£3,000 - £7,000

Typical yearly saving

£132

Potential rating after carrying out recommendations 1 to 3

71 | C

Recommendation 4: Flue gas heat recovery device in conjunction with boiler

Flue gas heat recovery

Typical installation cost

£400 - £900

Typical yearly saving

£19

Potential rating after carrying out recommendations 1 to 4

72 | C

Recommendation 5: Solar water heating

Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£19

Potential rating after carrying out recommendations 1 to 5

Recommendation 6: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost

£3,300 - £6,500**Typical yearly saving**

£30**Potential rating after carrying out recommendations 1 to 6**

74 | C

Recommendation 7: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

Typical installation cost

£3,500 - £5,500**Typical yearly saving**

£316**Potential rating after carrying out recommendations 1 to 7**

87 | B