

Energy performance certificate (EPC)

23, Riverside Court LEEDS LS1 7BU	Energy rating	Valid until:	30 September 2028
	D	Certificate number:	0598-4962-6240-5448-5954

Property type Mid-floor flat

Total floor area 57 square metres

Rules on letting this property

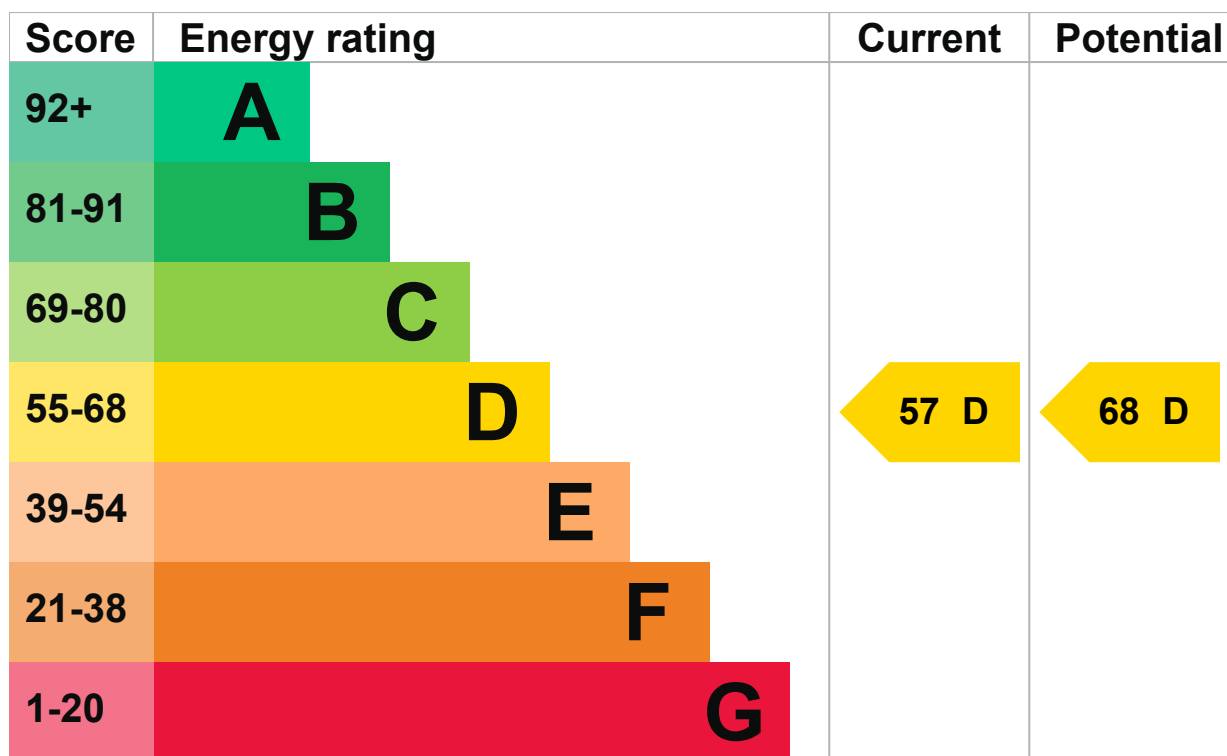
Properties can be let if they have an energy rating from A to E.

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

Energy rating and score

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

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



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, as built, insulated (assumed)	Good
Wall	Solid brick, as built, insulated (assumed)	Good
Window	Fully double glazed	Average
Main heating	Electric storage heaters	Average

Feature	Description	Rating
Main heating	Room heaters, electric	Very poor
Main heating control	Manual charge control	Poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	Electric immersion, off-peak	Average
Lighting	Low energy lighting in 29% of fixed outlets	Average
Roof	(another dwelling above)	N/A
Floor	To external air, limited 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 384 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£948 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 £242 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2018** 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:

- 4,537 kWh per year for heating
- 2,133 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is E. It has the potential to be D.

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

Carbon emissions

An average household produces	6 tonnes of CO2
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This property produces	3.7 tonnes of CO2
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This property's potential production	2.8 tonnes of CO2
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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.

Steps you could take to save energy

► [Do I need to follow these steps in order?](#)

Step 1: Floor insulation (suspended floor)

Typical installation cost £800 - £1,200

Typical yearly saving £117

Potential rating after completing step 1

62 D

Step 2: Hot water cylinder insulation

Increase hot water cylinder insulation

Typical installation cost £15 - £30

Typical yearly saving £15

Potential rating after completing steps 1 and 2

63 D

Step 3: Low energy lighting

Typical installation cost £25

Typical yearly saving £22

Potential rating after completing steps 1 to 3

64 D

Step 4: High heat retention storage heaters

Typical installation cost £1,200 - £1,800

Typical yearly saving £64

Potential rating after completing steps 1 to 4

67 D

Step 5: Heat recovery system for mixer showers

Typical installation cost

£585 - £725

Typical yearly saving

£24

Potential rating after completing steps 1 to 5

68 D

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates](#)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Free energy saving improvements: [Home Upgrade Grant](#)
- Insulation: [Great British Insulation Scheme](#)
- Heat pumps and biomass boilers: [Boiler Upgrade Scheme](#)
- Help from your energy supplier: [Energy Company Obligation](#)

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

Timothy Kampel

Telephone

0845 519 1250

Email

info@boxpropertysolutions.com

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	STRO001384
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Assessor's declaration	No related party
Date of assessment	1 October 2018
Date of certificate	1 October 2018
Type of assessment	▶ RdSAP

Other certificates for this property

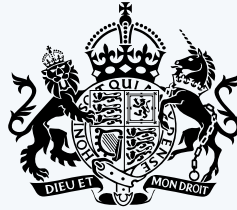
If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number	9488-4962-6249-5448-5054 (/energy-certificate/9488-4962-6249-5448-5054)
Expired on	17 November 2018



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