

Energy performance certificate (EPC)

51, Heatherfield Road HUDDERSFIELD HD1 4QL	Energy rating D	Valid until: 3 August 2026
		Certificate number: 0378-5046-7288-4966-4920

Property type	Semi-detached house
Total floor area	75 square metres

Rules on letting this property

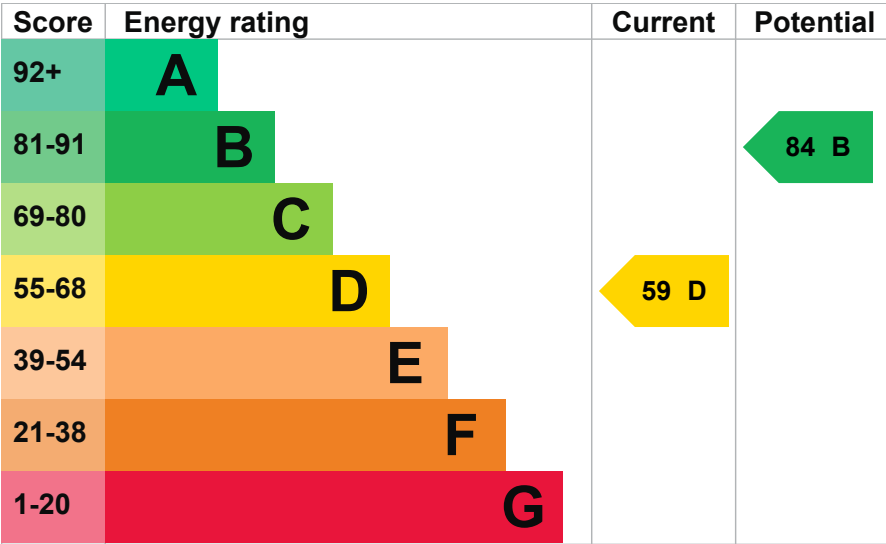
Properties can be let if they have an energy rating from A to E.

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 B.

[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, filled cavity	Good
Roof	Pitched, 300 mm loft insulation	Very good
Roof	Flat, limited insulation (assumed)	Very poor
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in 42% of fixed outlets	Average
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 323 kilowatt hours per square metre (kWh/m2).

► [About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£979 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 £337 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2016** 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:

- 8,006 kWh per year for heating
- 3,448 kWh per year for hot water

Impact on the environment

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

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
This property produces	4.3 tonnes of CO2
This property's potential production	1.8 tonnes of CO2

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	£60
Potential rating after completing step 1	61 D

Step 2: Low energy lighting

Typical installation cost	£35
Typical yearly saving	£24
Potential rating after completing steps 1 and 2	62 D

Step 3: Hot water cylinder thermostat

Typical installation cost	£200 - £400
Typical yearly saving	£26
Potential rating after completing steps 1 to 3	64 D

Step 4: Heating controls (room thermostat)

Typical installation cost	£350 - £450
Typical yearly saving	£50
Potential rating after completing steps 1 to 4	65 D

Step 5: Replace boiler with new condensing boiler

Typical installation cost	£2,200 - £3,000
Typical yearly saving	£134
Potential rating after completing steps 1 to 5	71 C

Step 6: Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£42

Potential rating after completing steps 1 to 6**72 C****Step 7: Solar photovoltaic panels, 2.5 kWp**

Typical installation cost

£5,000 - £8,000

Typical yearly saving

£257

Potential rating after completing steps 1 to 7**84 B****Help paying for energy improvements**

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

More ways to save energy[Find ways to save energy in your home](#)**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

Andrew Sagar

Telephone

01226320070

Emailandrewsagar@psgenergy.co.uk**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

STRO006249

Telephone

0330 124 9660

Emailcertification@stroma.com**About this assessment****Assessor's declaration**

No related party

Date of assessment

3 August 2016

Date of certificate

4 August 2016

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).

There are no related certificates for this property.

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/hUnC3Xq1T4\)](https://forms.office.com/e/hUnC3Xq1T4) [Service performance \(/service-performance\)](#)

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