Energy performance certificate (EPC)

	Energy rating	Valid until:	1 May 2034
21 Barkerhouse Road NELSON BB9 9TU		Certificate number:	2976-3536-6611-1130- 1761
Property type	N	/lid-terrace house	е
Total floor area	6	39 square metres	;

Rules on letting this property

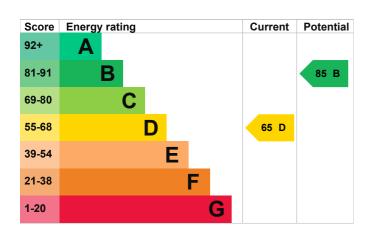
Properties can be let if they have an energy rating from A to E.

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).

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	Sandstone or limestone, as built, no insulation (assumed)	Very poor
Roof	Pitched, no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and at least two room thermostats	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 297 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £1,447 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 £377 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** 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:

- 12,032 kWh per year for heating
- 1,993 kWh per year for hot water

Impact on the environment	This property produces	3.6 tonnes of CO2
This property's environmental impact rating is D. It has the potential to be B.	This property's potential production	1.7 tonnes of CO2

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2)

You could improve this property's CO2 they produce each year. emissions by making the suggested changes. This will help to protect the environment.

Carbon emissions

An average household produces 6 tonnes of CO2

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£211
2. Floor insulation (suspended floor)	£800 - £1,200	£47
3. Heating controls (zone control)	£350 - £450	£63
4. Solar water heating	£4,000 - £6,000	£56
5. Solar photovoltaic panels	£3,500 - £5,500	£505

Help paying for energy improvements

You might be able to get a grant from the Boiler Upgrade Scheme (https://www.gov.uk/apply-boilerupgrade-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 by visiting www.gov.uk/improve-energy-efficiency

Who to contact about this certificate

Contacting the assessor

Type of assessment

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Muhammad Shahzad
Telephone	07975642317
Email	muhammad786.as@gmail.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	ECMK	
Assessor's ID	ECMK305557	
Telephone	0333 123 1418	
Email	info@ecmk.co.uk	
About this assessment		
Assessor's declaration	No related party	
Date of assessment	1 May 2024	
Date of certificate	2 May 2024	

RdSAP