Energy performance certificate (EPC)

Hall Farm 15 Orchard Street Goldthorpe ROTHERHAM S63 9ES Energy rating

G

Valid until: 23 July 2033

Certificate number:

4617-9723-8050-0768-6296

Property type

Detached house

Total floor area

244 square metres

Rules on letting this property



You may not be able to let this property

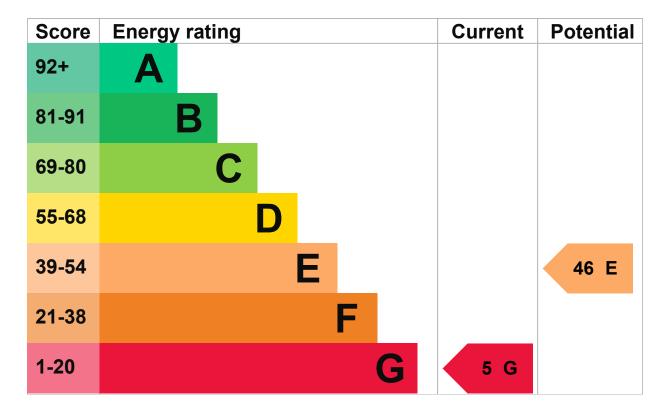
This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read <u>guidance</u> for landlords on the <u>regulations</u> and <u>exemptions</u> (<u>https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</u>).

Properties can be let if they have an energy rating from A to E. The <u>recommendations section</u> sets out changes you can make to improve the property's rating.

Energy rating and score

This property's current energy rating is G. It has the potential to be E.

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	Roof room(s), no insulation (assumed)	Very poor
Roof	Roof room(s), insulated (assumed)	Good
Window	Fully triple glazed	Good
Main heating	Boiler and radiators, bottled LPG	Very poor
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Very poor

Feature	Description	Rating
Lighting	Low energy lighting in 61% of fixed outlets	Good
Floor	To unheated space, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

Primary energy use

The primary energy use for this property per year is 269 kilowatt hours per square metre (kWh/m2).

About primary energy use

Additional information

Additional information about this property:

Stone walls present, not insulated

How this affects your energy bills

An average household would need to spend £8,369 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 £4,194 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- 43,362 kWh per year for heating
- 3,041 kWh per year for hot water

Impact on the environment

This property's current environmental impact rating is F. It has the potential to be C.

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

Carbon emissions

An average household produces

6 tonnes of CO2

This property's potential production

6.2 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.

▶ <u>Do I need to follow these steps in order?</u>

Step 1: Room-in-roof insulation

Typical installation cost

£1,500 - £2,700

Typical yearly saving

£2,050

Potential rating after completing step 1

20 G

Step 2: Internal or external wall insulation

Typical installation cost

£4,000 - £14,000

Typical yearly saving

£1,821

Potential rating after completing steps 1 and 2

38 F

Step 3: Floor insulation (solid floor)

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£125

Potential rating after completing steps 1 to 3

39 E

Step 4: Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£198

Potential rating after completing steps 1 to 4

42 E

Step 5: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£603

Potential rating after completing steps 1 to 5

46 E

Help 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.

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

Adrian Whitham

Telephone

Email

orders@asbuiltenergysurveys.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

STR0034048

Telephone

0330 124 9660

Email

certification@stroma.com

About this assessment

Assessor's declaration

No related party

Date of assessment

18 July 2023

Date of certificate

24 July 2023

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 dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.					