English Cymraeg

Energy performance certificate (EPC)

146 Urban Road DONCASTER DN4 0EZ	Energy rating	Valid until:	23 April 2034
		Certificate number:	7219-7094-8002-0724-5006
Property type Mid-terrace house			
Total floor area			

99 square metres

Rules on letting this property

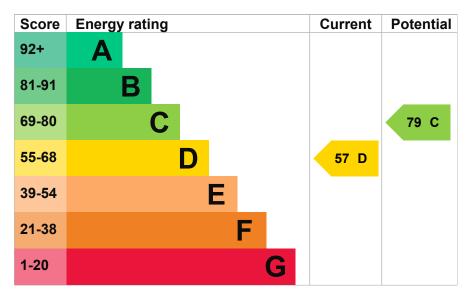
Properties can be let if they have an energy rating from A to E.

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

Energy rating and score

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

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

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

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	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Pitched, 50 mm loft insulation	Poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	No time or thermostatic control of room temperature	Very poor
Hot water	From main system	Good
Hot water Lighting	From main system Low energy lighting in all fixed outlets	Good Very good
Lighting	Low energy lighting in all fixed outlets	Very good
Lighting Floor	Low energy lighting in all fixed outlets Suspended, no insulation (assumed)	Very good

Primary energy use

The primary energy use for this property per year is 311 kilowatt hours per square metre (kWh/m2).

About primary energy use

How this affects your energy bills

An average household would need to spend £2,753 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 £890 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:

- 17,922 kWh per year for heating
- 1,641 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is E. 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.

Carbon emissions

An average household produces

An average nousenoid produces	6 tonnes of CO2
This property produces	
	5.4 tonnes of CO2
This property's potential production	
	2.7 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 a	order?
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Step 1: Internal or external wall insulation	
Typical installation cost	£4,000 - £14,000
Typical yearly saving	£410
Potential rating after completing step 1	
	63 D
Step 2: Floor insulation (suspended floor)	
Typical installation cost	£800 - £1,200
Typical yearly saving	£66
Potential rating after completing steps 1 and 2	
	64 D
Step 3: Heating controls (programmer, room thermostat and TRVs)	
Heating controls (programmer, thermostat, TRVs)	
Typical installation cost	£350 - £450
Typical yearly saving	C220
Potential rating after completing steps 1 to 3	£328
	69 C
Step 4: Solar water heating	
Typical installation cost	£4,000 - £6,000
Typical yearly saving	£86
Potential rating after completing steps 1 to 4	
	70 C

Step 5: Solar photovoltaic panels, 2.5 kWp

ical installation cost

Typical yearly saving

Potential rating after completing steps 1 to 5



79 C

£614

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:

- 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 Jonathan Marsden

Telephone

07711278971

Email

jonathanmarsden716@btinternet.com

Contacting the accreditation scheme

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

Accreditation scheme

Quidos Limited

Assessor's ID

QUID206477

Telephone

01225 667 570

Email

info@quidos.co.uk

About this assessment

Assessor's declaration No related party Date of certificate 24 April 2024

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 <u>mhclg.digital-services@communities.gov.uk</u> or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

<u>Help (/help)</u> <u>Accessibility (/accessibility-statement)</u> <u>Cookies (/cookies)</u> Give feedback (https://forms.office.com/e/KX25htGMX5) Service performance (/service-performance)

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