| Energy performance certificate (EPC) | | | |
|---|------------------|---------------------|--------------------------|
| Apartment 66 Basilica 2, King Charles Street | Energy rating | Valid until: | 20 February 2029 |
| LEEDS LS1 6LZ | C | Certificate number: | 0158-2849-6227-9821-8345 |
| Property type Mid-floor flat | | | |
| Total floor area | 45 square metres | | |

Rules on letting this property

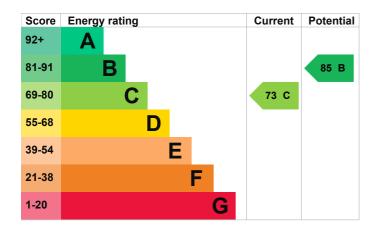
Properties can be let if they have an energy rating from A to E.

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 C. It has the potential to be B.

<u>See how to improve this property's energy</u> <u>efficiency</u>.



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 | System built, as built, insulated (assumed) | Good |
| Window | Fully double glazed | Good |
| Main heating | Room heaters, electric | Very poor |
| Main heating control | Programmer and appliance thermostats | Good |
| Hot water | Electric immersion, standard tariff | Very poor |
| Lighting | Low energy lighting in 33% of fixed outlets | Average |
| Roof | (another dwelling above) | N/A |
| Floor | (another dwelling below) | N/A |
| Secondary heating | None | N/A |

Primary energy use

The primary energy use for this property per year is 211 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£520 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 £236 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2019** 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:

- 929 kWh per year for heating
- 1,748 kWh per year for hot water

Impact on the environment

| nment | This property produces | 1.6 tonnes of CO2 |
|------------------------|---|---|
| impact rating is C. It | This property's potential production | 1.5 tonnes of CO2 |
| | | , , , , , , , , , , , , , , , , , , , |
| | average occupancy and ener | rgy use. People living at |
| 6 tonnes of CO2 | the property may use differer | nt amounts of energy. |
| | impact rating is C. It (best) to G (worst) on D2) they produce each | impact rating is C. ItThis property's potential production(best) to G (worst) on D2) they produce eachYou could improve this proper making the suggested chang protect the environment.These ratings are based on a average occupancy and ener the property may use different |

Steps you could take to save energy

| Step | Typical installation cost | Typical yearly saving |
|--|---------------------------|-----------------------|
| 1. Low energy lighting | £40 | £16 |
| 2. High heat retention storage heaters | £1,200 - £1,800 | £219 |

Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

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

• Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)

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 | Jack Sheard |
|-----------------|-----------------------|
| Telephone | 07890693244 |
| Email | easyepc@hotmail.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 | STRO011860 |
| Telephone | 0330 124 9660 |
| Email | certification@stroma.com |
| | |

About this assessment

| Assessor's declaration | No related party |
|------------------------|------------------|
| Date of assessment | 21 February 2019 |
| Date of certificate | 21 February 2019 |
| Type of assessment | RdSAP |