Energy performance certificate (EPC)

7 Smithy Fold GLOSSOP SK13 8DD	Energy rating **G**	Valid until:	**1 February 2033**
		Certificate number:	**9907-7422-9010-0089-7206**

Property type

Top-floor flat

Total floor area

106 square metres

Rules on letting this property

You may not be able to let this property

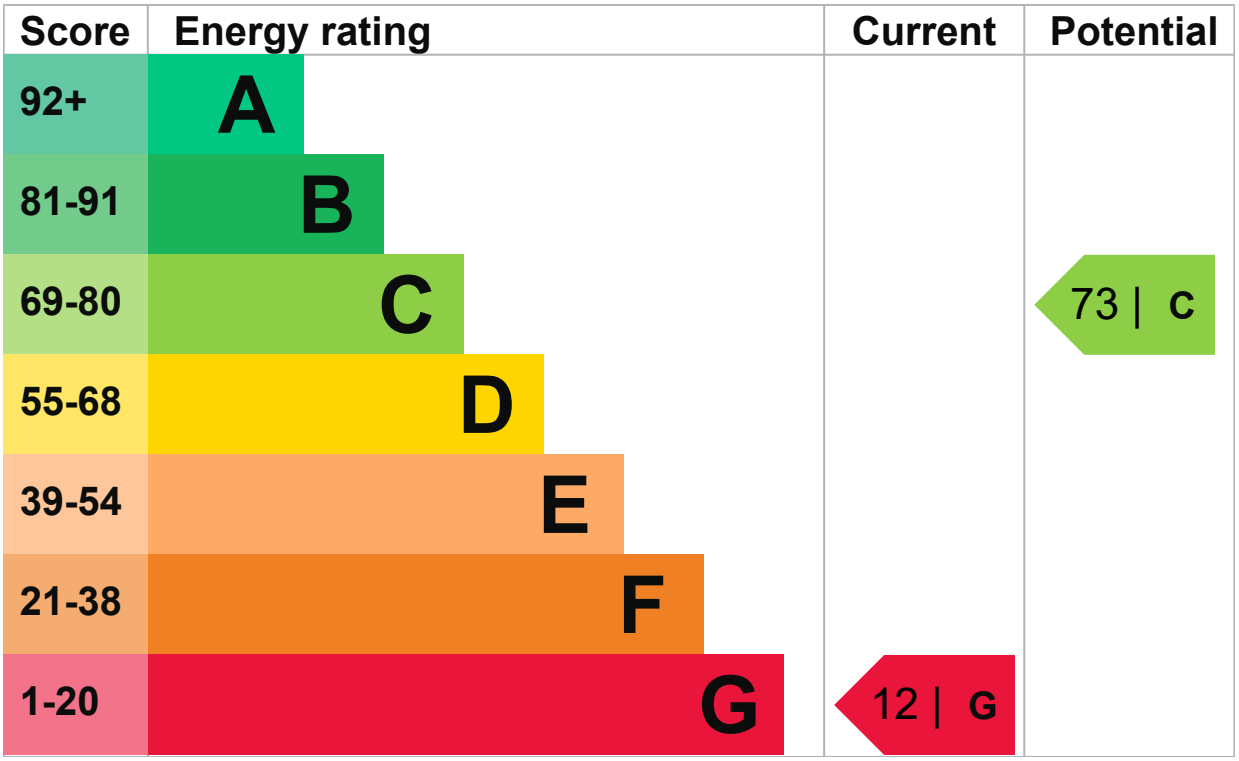
This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

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

Energy efficiency rating for this property

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

See how to improve this property's energy performance.



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Wall	Sandstone or limestone, as built, no insulation (assumed)	Very poor
Roof	Roof room(s), no insulation (assumed)	Very poor

Feature	Description	Rating
Window	Fully double glazed	Average
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	Electric immersion, off-peak	Poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	To unheated space, limited insulation (assumed)	N/A
Floor	To unheated space, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 765 kilowatt hours per square metre (kWh/m2).

▶ What is primary energy use?

Additional information

Additional information about this property:

- Cavity fill is recommended
- Stone walls present, not insulated

Environmental impact of this property

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

Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.

Properties with an A rating produce less CO2 than G rated properties.

An average household produces

6 tonnes of CO2

This property produces

14.0 tonnes of CO2

This property's potential production

3.7 tonnes of CO2

By making the recommended changes, you could reduce this property's CO2 emissions by 10.3 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from G (12) to C (73).



▶ Do I need to follow these steps in order?

Step 1: Room-in-roof insulation

Typical installation cost

£1,500 - £2,700

Typical yearly saving

£1,420

Potential rating after completing step 1

34 | F

Step 2: Cavity wall insulation

Typical installation cost

£500 - £1,500

Typical yearly saving

£135

Potential rating after completing steps 1 and 2

36 | F

Step 3: Internal or external wall insulation

Typical installation cost

£4,000 - £14,000

Typical yearly saving

£494

Potential rating after completing steps 1 to 3

47 | E

Step 4: Floor insulation (suspended floor)

Typical installation cost

£800 - £1,200

Typical yearly saving

£69

Potential rating after completing steps 1 to 4

48 | E

Step 5: Gas condensing boiler

Typical installation cost

£3,000 - £7,000

Typical yearly saving

£1,378

Potential rating after completing steps 1 to 5

73 | C

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). This will help you buy a more efficient, low carbon heating system for this property.

Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property

£4303

Potential saving if you complete every step in order

£3497

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Type of heating	Estimated energy used
Space heating	23826 kWh per year
Water heating	2039 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Loft insulation	764 kWh per year
Cavity wall insulation	753 kWh per year
Solid wall insulation	2548 kWh per year

Saving energy in this property

Find ways to save energy in your home.

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name

David Jones

Telephone

07788 174 909

Email

davidjones.dea@hotmail.co.uk

Accreditation scheme contact details

Accreditation scheme
Stroma Certification Ltd

Assessor ID
STRO008934

Telephone
0330 124 9660

Email
certification@stroma.com

Assessment details

Assessor's declaration
No related party

Date of assessment
1 February 2023

Date of certificate
2 February 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).

Certificate number
7898-0062-6247-6301-0080 (/energy-certificate/7898-0062-6247-6301-0080)

Expired on
31 March 2019