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Energy performance certificate (EPC)

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24 Drury Lane
NORMANTON
WF6 2JN

Energy rating

D

Valid until
21 May 2033

Certificate number
5237-8925-8200-0722-6222

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Property type

End-terrace house

Total floor area

118 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](#).

Energy rating and score

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

[See how to improve this property's energy efficiency](#).

Energy efficiency chart This property's current energy rating is D with a score of 63. It has a potential energy rating of B with a score of 83.

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.letter { font-size: 40px; font-family: sans-serif; fill: #0b0c0c; font-weight: bold; } .small { font-size: 20px; font-family: sans-serif; fill: #0b0c0c; line-height: 50px; margin-top: 100px; font-weight: bold; } .band-a{ fill: #00C781 } .band-b{ fill: #19b459 } .band-c{ fill: #8dce46 } .band-d{ fill: #ffd500 } .band-e{ fill: #fcaa65 } .band-f{ fill: #ef8023 } .band-g{ fill: #e9153b } .band-a-score{ fill: #64C7A4 } .band-b-score{ fill: #72CA8B } .band-c-score{ fill: #b4df86 } .band-d-score{ fill: #ffe666 } .band-e-score{ fill: #fdc79b } .band-f-score{ fill: #f4ac71 } .band-g-score{ fill: #f2738a } line.inner-border { stroke: #b1b4b6; stroke-width: 1; } line.score-threshold { stroke: #000; stroke-width: 2; } A B C D E F G 92+ 81-91 69-80 55-68 39-54 21-38 1-20 Score Energy rating Current Potential 63 D 83 B
```

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	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 400+ mm loft insulation	Very good
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 room thermostat	Average
Hot water	From main system	Good

Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 258 kilowatt hours per square metre (kWh/m²).

► [What is primary energy use?](#)

Environmental impact of this property

This property's current environmental impact rating is D. 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.

An average household produces	6 tonnes of CO ₂
This property produces	5.4 tonnes of CO ₂
This property's potential production	2.4 tonnes of CO ₂

You could improve this property's CO2 emissions by making the suggested changes. 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.

Changes you could make

► [Do I need to follow these steps in order?](#)

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£783
2. Heating controls (TRVs)	£350 - £450	£76
3. Solar water heating	£4,000 - £6,000	£76
4. Solar photovoltaic panels	£3,500 - £5,500	£628

Paying for energy improvements

You might be able to get a grant from the [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	£2602
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Potential saving if you complete every step in order	£935
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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	18985 kWh per year
Water heating	2077 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Loft insulation	623 kWh per year

Solid wall insulation	7431 kWh per year
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Saving energy in this property

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

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	Craig Hepworth
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Telephone	07930168312
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Email	hepworthcraig@gmail.com
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Accreditation scheme contact details

Accreditation scheme Elmhurst Energy Systems Ltd

Assessor ID EES/018847

Telephone 01455 883 250

Email enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration No related party

Date of assessment 22 May 2023

Date of certificate 22 May 2023

Type of assessment ▶ [RdSAP](#)

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