

Energy performance certificate (EPC)

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5, Dalefield Road
NORMANTON
WF6 1HD

Energy rating

D

Valid until

5 September 2028

Certificate number

0862-2806-7719-9108-5465

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Property type

Mid-terrace house

Total floor area

84 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 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 energy rating is D with a score of 61. It has a potential energy rating of B with a score of 83. Properties get a rating from A to G and a score. Rating D is for a score of 55 to 68. The ratings and scores are as follows from best to worst. Rating A is for a score of 92 or more. Rating B is for a score of 81 to 91. Rating C is for a score of 69 to 80. Rating D is for a score of 55 to 68. Rating E is for a score of 39 to 54. Rating F is for a score of 21 to 38. Rating G is for a score of 1 to 20.

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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 61 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, 270 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good

Lighting	Low energy lighting in 82% of fixed outlets	Very good
Floor	To unheated space, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 261 kilowatt hours per square metre (kWh/m²).

About primary energy use

How this affects your energy bills

An average household would need to spend **£952 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 £283 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2018** 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:

- 11,151 kWh per year for heating
- 2,286 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is D. It has the potential to be B.

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	6 tonnes of CO ₂
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This property produces	3.8 tonnes of CO ₂
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This property's potential production	1.6 tonnes of CO ₂
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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.

Changes you could make

Do I need to follow these steps in order?

Step 1: Internal or external wall insulation

Typical installation cost	£4,000 - £14,000
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Typical yearly saving	£149
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Potential rating after completing step 1	66 D
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Step 2: Floor insulation (suspended floor)

Typical installation cost	£800 - £1,200
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Typical yearly saving	£107
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Potential rating after completing steps 1 and 2	71 C
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Step 3: Solar water heating

Typical installation cost	£4,000 - £6,000
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Typical yearly saving	£27
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Potential rating after completing steps 1 to 3	72 C
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Step 4: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£5,000 - £8,000
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Typical yearly saving	£297
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Potential rating after	83 B
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completing steps 1 to 4

Help 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.

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	Carol Line
Telephone	01924 860 782
Email	adrian.line@align-property.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
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Assessor's ID	STRO010172
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Assessor's declaration	No related party
Date of assessment	6 September 2018
Date of certificate	6 September 2018
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.

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