

# Energy performance certificate (EPC)

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5 Clarkson Court  
NORMANTON  
WF6 1NH

Energy rating

D

Valid until

22 March 2034

Certificate number

2426-3036-2207-6184-2204

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**Property type**

Detached bungalow

**Total floor area**

60 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](#).

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## 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 66. It has a potential energy rating of B with a score of 84. 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.

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	66	D	84	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

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## 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	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 100 mm loft insulation	Average
Window	Fully double glazed	Good
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 90% of fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

## Primary energy use

The primary energy use for this property per year is 272 kilowatt hours per square metre (kWh/m<sup>2</sup>).

About primary energy use

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## How this affects your energy bills

An average household would need to spend **£1,183 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 £235 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.

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## Heating this property

Estimated energy needed in this property is:

- 8,243 kWh per year for heating

- 1,777 kWh per year for hot water

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## 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 (CO<sub>2</sub>) they produce each year.

### Carbon emissions

<b>An average household produces</b>	6 tonnes of CO <sub>2</sub>
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<b>This property produces</b>	2.9 tonnes of CO <sub>2</sub>
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<b>This property's potential production</b>	1.3 tonnes of CO <sub>2</sub>
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You could improve this property's CO<sub>2</sub> 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.

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## Changes you could make

Do I need to follow these steps in order?

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Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£56
2. Floor insulation (suspended floor)	£800 - £1,200	£127
3. Solar water heating	£4,000 - £6,000	£51
4. Solar photovoltaic panels	£3,500 - £5,500	£530

## 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 by visiting [www.gov.uk/improve-energy-efficiency](http://www.gov.uk/improve-energy-efficiency)

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## 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**      Craig Hepworth

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<b>Telephone</b>	07930168312
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<b>Email</b>	<a href="mailto:hepworthcraig@gmail.com">hepworthcraig@gmail.com</a>
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### Contacting the accreditation scheme

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

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<b>Accreditation scheme</b>	Elmhurst Energy Systems Ltd
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<b>Assessor's ID</b>	EES/018847
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<b>Telephone</b>	01455 883 250
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<b>Email</b>	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>
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### About this assessment

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<b>Assessor's declaration</b>	No related party
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<b>Date of assessment</b>	22 March 2024
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<b>Date of certificate</b>	23 March 2024
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<b>Type of assessment</b>	RdSAP
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