

Energy performance certificate (EPC)

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|------------------------------------------|---------------------------|-----------------------------------------------------------------------------------------------|
| 69 Junction Road SHEFFIELD S11 8XA | Energy rating D | Valid until: 4 April 2032 <hr/> Certificate number: 5512-1024-9150-0614-0206 |
|------------------------------------------|---------------------------|-----------------------------------------------------------------------------------------------|

Property type Mid-terrace house

Total floor area 122 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) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

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.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|-------------|-------------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | | |
| 55-68 | D | 55 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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, no insulation (assumed) | Very poor |
| Roof | Roof room(s), no insulation (assumed) | Very poor |
| Window | Fully double glazed | Average |
| Main heating | Boiler and radiators, mains gas | Good |
| Main heating control | Programmer, TRVs and bypass | 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 321 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£1,327 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 £556 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2022** 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:

- 23,934 kWh per year for heating
- 2,032 kWh per year for hot water

Saving energy by installing insulation

Energy you could save:

- 1,291 kWh per year from loft insulation
- 3,506 kWh per year from solid wall insulation

More ways to save energy

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

Environmental impact of this property

This property produces 6.9 tonnes of CO₂

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

This property's potential production 2.7 tonnes of CO₂

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year. CO₂ harms the environment.

You could improve this property's CO₂ emissions by making the suggested changes. This will help to protect the environment.

Carbon emissions

An average household produces 6 tonnes of CO₂

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

| Step | Typical installation cost | Typical yearly saving |
|-----------------------------------------|---------------------------|-----------------------|
| 1. Room-in-roof insulation | £1,500 - £2,700 | £285 |
| 2. Internal or external wall insulation | £4,000 - £14,000 | £164 |
| 3. Floor insulation (suspended floor) | £800 - £1,200 | £45 |
| 4. Heating controls (room thermostat) | £350 - £450 | £36 |
| 5. Solar water heating | £4,000 - £6,000 | £25 |
| 6. Solar photovoltaic panels | £3,500 - £5,500 | £322 |

Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

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 | Asad Hussain |
| Telephone | 07955 019 777 |
| Email | asadhussain79@yahoo.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 | STRO001740 |
| Telephone | 0330 124 9660 |
| Email | certification@stroma.com |

About this assessment

| | |
|------------------------|-----------------------|
| Assessor's declaration | No related party |
| Date of assessment | 4 April 2022 |
| Date of certificate | 5 April 2022 |
| Type of assessment | RdSAP |