

Energy performance certificate (EPC)

Grove Lodge
Main Street
Shadwell
LEEDS
LS17 8LB

Energy rating

F

Valid until:

24 March 2034

Certificate
number:

8734-2327-4300-0268-
6296

Property type	Detached house
Total floor area	262 square metres

Rules on letting this property

! You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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. You could make changes to [improve this property's energy rating](#).

Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F	23 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	Sandstone or limestone, as built, no insulation (assumed)	Very poor
Roof	Pitched, insulated at rafters	Poor
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Roof room(s), insulated	Average
Window	Partial secondary glazing	Poor
Main heating	Electric storage heaters	Average
Main heating control	Manual charge control	Poor
Hot water	Electric immersion, off-peak	Poor
Lighting	Low energy lighting in 33% of fixed outlets	Average
Floor	To unheated space, no insulation (assumed)	N/A
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, 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 866 kilowatt hours per square metre (kWh/m²).

Additional information

Additional information about this property:

- Stone walls present, not insulated
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How this affects your energy bills

An average household would need to spend **£11,373 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 £8,041 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.

Heating this property

Estimated energy needed in this property is:

- 73,863 kWh per year for heating
- 2,830 kWh per year for hot water

Impact on the environment

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

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 CO₂

This property produces 38.0 tonnes of CO₂

This property's potential production 8.0 tonnes of CO₂

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

Step	Typical installation cost	Typical yearly saving
1. Room-in-roof insulation	£1,500 - £2,700	£477
2. Internal or external wall insulation	£4,000 - £14,000	£3,730
3. Floor insulation (suspended floor)	£800 - £1,200	£168
4. Floor insulation (solid floor)	£4,000 - £6,000	£173
5. Increase hot water cylinder insulation	£15 - £30	£66

Step	Typical installation cost	Typical yearly saving
6. Low energy lighting	£100	£130
7. Gas condensing boiler	£3,000 - £7,000	£3,143
8. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£155
9. Solar photovoltaic panels	£3,500 - £5,500	£521

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.

More ways to save energy

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

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	David Perkin
Telephone	0113 826 7993
Email	david.perkin@allodium.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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/028964
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	18 March 2024
Date of certificate	25 March 2024
Type of assessment	RdSAP