

Energy performance certificate (EPC)

Brook View Woolborough Lane Outwood RH1 5QR	Energy rating C	Valid until: 14 September 2036
Certificate number: 9351-3012-6301-3126-1200		

Property type	Detached bungalow
Total floor area	53 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 energy rating is C. It has the potential to be A.

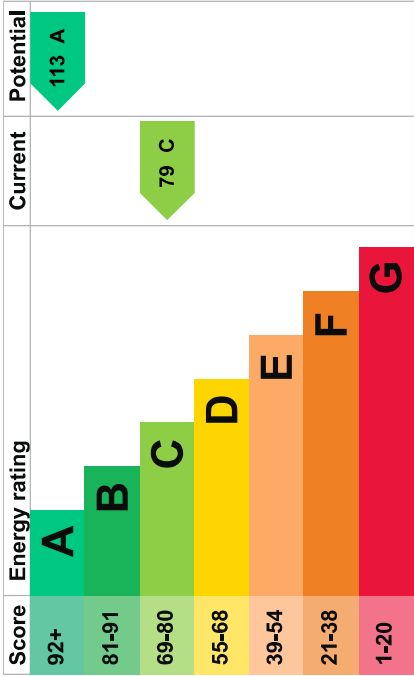
See [how to improve this property's energy efficiency](#).

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
Walls	Average thermal transmittance 0.17 W/m²K	Very good
Roof	Average thermal transmittance 0.13 W/m²K	Very good
Floor	Average thermal transmittance 0.15 W/m²K	Very good
Windows	High performance glazing	Good
Main heating	Air source heat pump, underfloor, electric	Good
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Average
Lighting	Good lighting efficiency	Good
Air tightness	Air permeability [AP50] = 3.6 m³/h.m² (as tested)	Good
Secondary heating	None	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Air source heat pump

Primary energy use

The primary energy use for this property per year is 61 kilowatt hours per square metre (kWh/m2).

Smart meters

This property had a **smart meter for electricity** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out about using your smart meter \(https://www.smartenergygb.org/using-your-smart-meter\)](https://www.smartenergygb.org/using-your-smart-meter)

How this affects your energy bills

An average household would need to spend **£548 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 £80 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2026** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Impact on the environment		
This property's environmental impact rating is A. It has the potential to be A.	This property produces	0.3 tonnes of CO2
	This property's potential production	-0.2 tonnes of CO2
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	

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.

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Solar water heating	£4,000 - £7,000	£80
2. Solar photovoltaic panels	£8,000 - £10,000	£283
3. Wind turbine	£5,000 - £20,000	£922

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](http://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	Mohamed Egal
Telephone	01923518923
Email	energy@jostec.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/027352
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	15 September 2026
Date of certificate	15 September 2026
Type of assessment	SAP