35 Carlton Road, S71 1UF

Information for Lawful Development Certificate

04 February 2023

35 Carlton Road, S71 1UF

35 Carlton Road, S71 1UF is a 3-storey terrace property located in Barnsley, title number SYK221526.

The property has been used as 4 independent units, as set out below, for over 10 years.

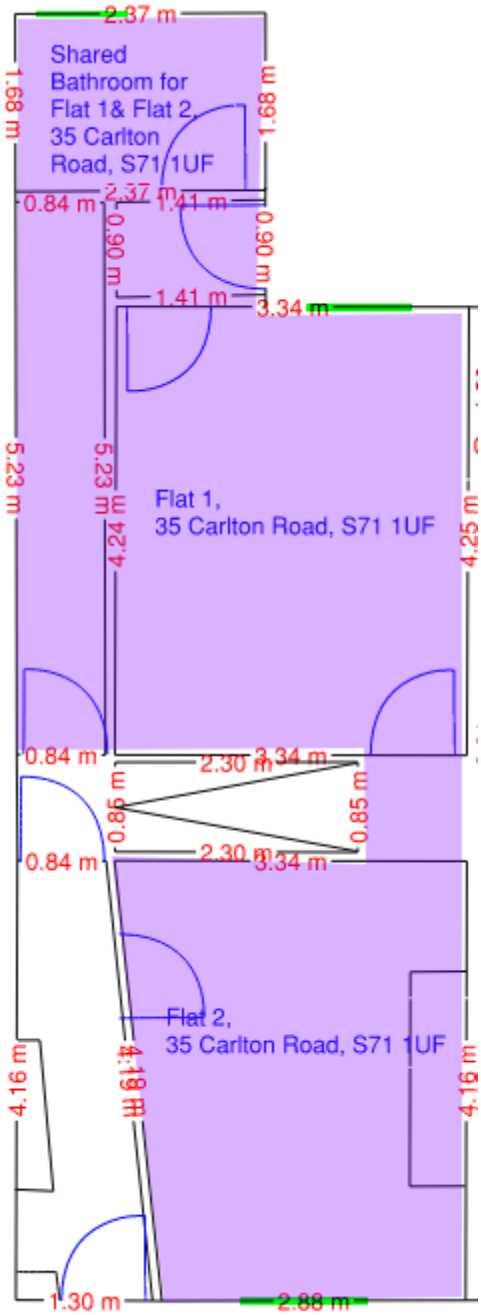
- Flats 1 & 2, 35 Carlton Road, S71 1UF (ground floor unit)
- Flat 3, 35 Carlton Road, S71 1UF (mid floor unit)
- Flat 4, 35 Carlton Road, S71 1UF (mid floor unit)
- Flat 5, 35 Carlton Road, S71 1UF (top floor unit)

This document will provide evidence and supporting information proving this.

Flats 1 & 2, 35 Carlton Road, S71 1UF

Flats 1 & 2, 35 Carlton Road is one ground floor unit consisting of two flats. The reason the unit consists of two flats is that they share a bathroom, so the flats are not self-contained units in their own right.

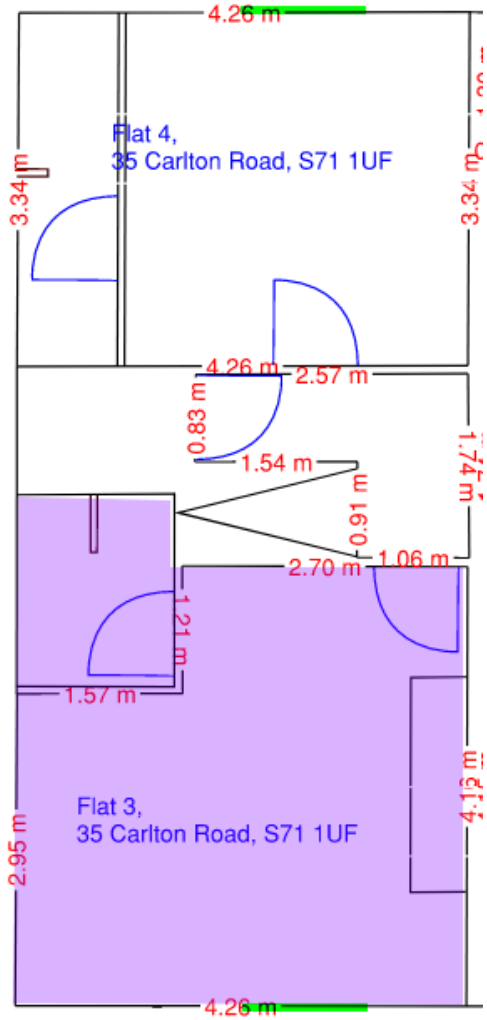
The area covering Flats 1 & 2, 35 Carlton Road is highlighted in purple below.



Flat 3, 35 Carlton Road, S71 1UF

Flat 3, 35 Carlton Road is a mid-floor unit.

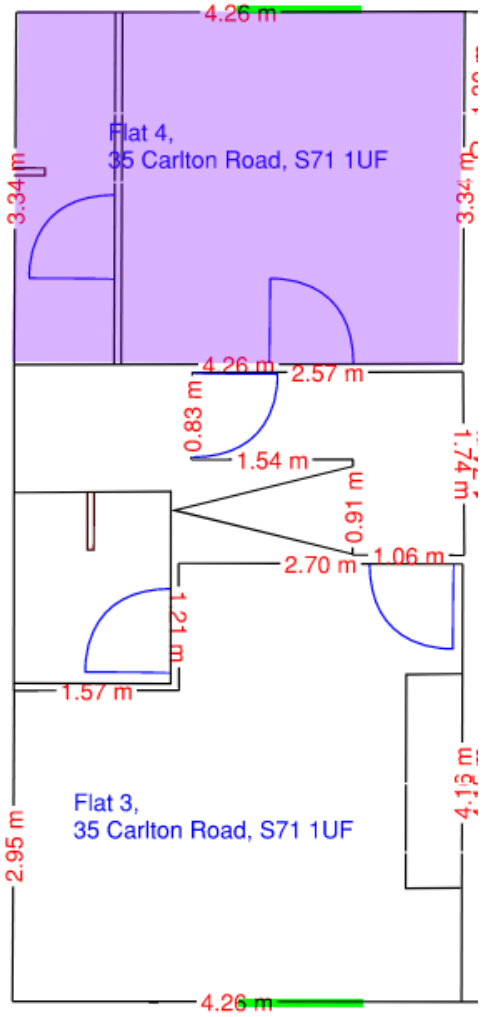
The area covering Flat 3, 35 Carlton Road is highlighted in purple below.



Flat 4, 35 Carlton Road, S71 1UF

Flat 4, 35 Carlton Road is a mid-floor unit.

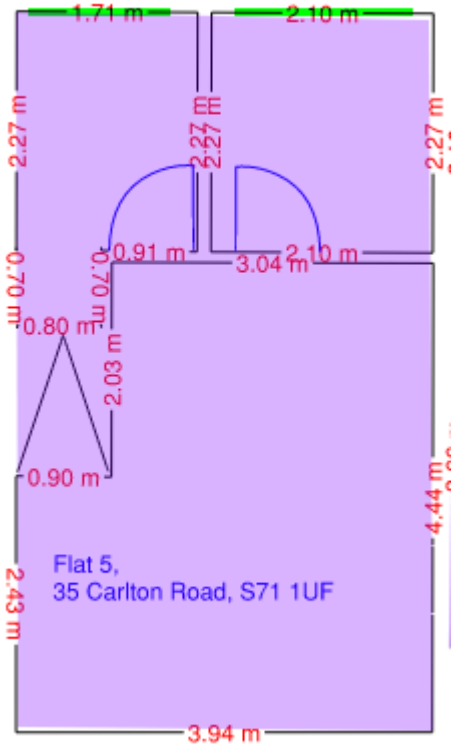
The area covering Flat 3, 35 Carlton Road is highlighted in purple below.



Flat 5, 35 Carlton Road, S71 1UF

Flat 5, 35 Carlton Road is a top-floor unit.

The area covering Flat 5, 35 Carlton Road is highlighted in purple below.



Evidence

The below documents show that 35 Carlton Road has been used as 4 independent units, as set out below, for over 10 years.

- Flats 1 & 2, 35 Carlton Road, S71 1UF (ground floor unit)
- Flat 3, 35 Carlton Road, S71 1UF (mid floor unit)
- Flat 4, 35 Carlton Road, S71 1UF (mid floor unit)
- Flat 5, 35 Carlton Road, S71 1UF (top floor unit)

Documents

- Separate EPC Certificates carried out in 2009* and 2019 as follows:
    - Flat 1, 35 Carlton Road (Document 1)
    - Flat 2, 35 Carlton Road (Document 2)
    - Flat 3, 35 Carlton Road (Document 3)
    - Flat 4, 35 Carlton Road (Document 4)
    - Flat 5, 35 Carlton Road (Document 5)
- Extract of Barnsley Council tax website (Document 6) showing separate council tax bands as follows:
    - Flats 1 & 2, 35 Carlton Road
    - Flat 3, 35 Carlton Road
    - Flat 4, 35 Carlton Road
    - Flat 5, 35 Carlton Road
- Email from Barnsley Council Tax Team dated 19/01/2023 (Document 7) confirming each of the below units has been under its own council tax band since 1st April 1997
    - Flats 1 & 2, 35 Carlton Road
    - Flat 3, 35 Carlton Road
    - Flat 4, 35 Carlton Road
    - Flat 5, 35 Carlton Road
- Email from Barnsley Council (Stacey Fieldsend) confirming that the property has been used as Flats/HMO since 1993/1995 (Document 8)

**The EPC certificates carried out in 2009 expired in 2019. There are up to date EPC certificates carried out in 2019 but the earlier 2009 versions have been provided here as proof that the properties have been in used as individual flats for over 10 years.*

DOCUMENT 1

Energy performance certificate (EPC)

This certificate has expired.

You can get a new certificate by visiting www.gov.uk/get-new-energy-certificate

Get help with certificates for this property

If you need help getting a new certificate or if you know of other certificates for this property that are not listed here, contact the Department for Levelling Up, Housing and Communities (DLUHC).

dluhc.digital-services@levellingup.gov.uk
Telephone: 020 3829 0748

Flat 1 35 Carlton Road BARNSLEY S71 1UF	Energy rating **C**	This certificate expired on: **6 November 2019** Certificate number: **9478-0903-6210-6851-0054**

Property type	Ground-floor flat
Total floor area	12 square metres

Rules on letting this property

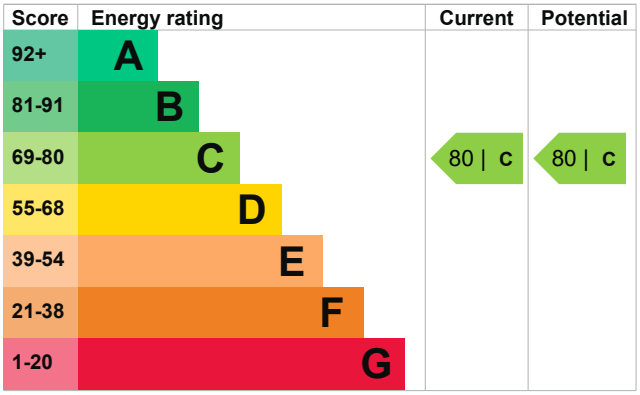
Properties can be let if they have an energy rating from A to E.

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).

Energy efficiency rating for this property

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

See how to improve this property's energy performance.



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says “assumed”, it means that the feature could not be inspected and an assumption has been made based on the property’s age and type.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Window	Single glazed	Very poor
Main heating	Community scheme, mains gas	Good
Main heating control	Flat rate charging, programmer, no room thermostat	Very poor
Hot water	From main system	Very poor
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(another dwelling above)	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 523 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property

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

Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.

Properties with an A rating produce less CO2 than G rated properties.

An average household produces	6 tonnes of CO2
This property produces	1.1 tonnes of CO2
This property's potential production	1.1 tonnes of CO2

By making the recommended changes, you could reduce this property's CO2 emissions by 0.0 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from C (80) to C (80).

Step	Typical installation cost	Typical yearly saving
1. Replace single glazed windows with low-E double glazed windows	Information unavailable	£26
2. Internal or external wall insulation	Information unavailable	£4

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). This will help you buy a more efficient, low carbon heating system for this property.

Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£272
Potential saving if you complete every step in order	£0

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

Saving energy in this property

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

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Mohamad Masri
Telephone	0845 6211111
Email	info@stroma.com

Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO001752
Telephone	0330 124 9660
Email	certification@stroma.com

Assessment details

Assessor's declaration	Employed by the professional dealing with the property transaction
Date of assessment	13 October 2009
Date of certificate	7 November 2009
Type of assessment	RdSAP

DOCUMENT 2

Energy performance certificate (EPC)

This certificate has expired.

You can get a new certificate by visiting www.gov.uk/get-new-energy-certificate

Get help with certificates for this property

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dluhc.digital-services@levellingup.gov.uk
Telephone: 020 3829 0748

Flat 2 35 Carlton Road BARNSLEY S71 1UF	Energy rating **C**	This certificate expired on: **6 August 2019** Certificate number: **0761-2850-6030-0071-5375**

Total floor area Not recorded

Rules on letting this property

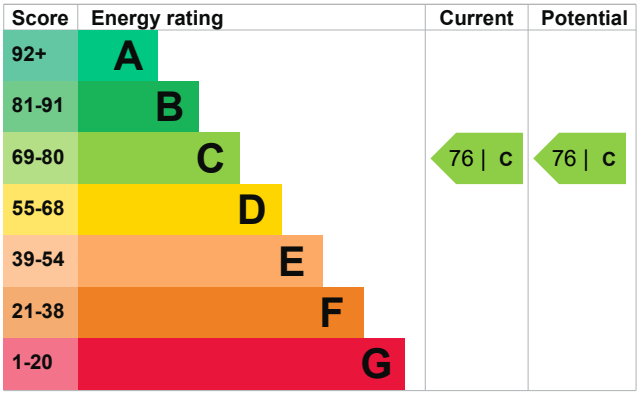
Properties can be let if they have an energy rating from A to E.

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).

Energy efficiency rating for this property

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

See how to improve this property's energy performance.



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says “assumed”, it means that the feature could not be inspected and an assumption has been made based on the property’s age and type.

Feature	Description	Rating
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Window	Single glazed	Very poor
Main heating	Community scheme, mains gas	Good
Main heating control	Flat rate charging, no thermostatic control	Very poor
Hot water	From main system	Good
Lighting	No low energy lighting	Very poor
Roof	(another dwelling above)	N/A
Floor	To unheated space, uninsulated (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 552 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property

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

Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.

Properties with an A rating produce less CO2 than G rated properties.

An average household produces	6 tonnes of CO2
This property produces	1.3 tonnes of CO2
This property's potential production	1.3 tonnes of CO2

By making the recommended changes, you could reduce this property's CO2 emissions by 0.0 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from C (76) to C (76).

Step	Typical installation cost	Typical yearly saving
1. Replacement of traditional light bulbs with energy saving recommended ones will reduce lighting costs over the lifetime of the bulb, and they last up to 12 times longer than ordinary light bulbs. Also consider selecting low energy light fittings when redecorating; contact the Lighting Association for your nearest stockist of Domestic Energy Efficient Lighting Scheme fittings.	Information unavailable	£6
2. Double glazing is the term given to a system where two panes of glass are made up into a sealed unit. Replacing existing single-glazed windows with double glazing will improve comfort in the home by reducing draughts and cold spots near windows. Double-glazed windows may also reduce noise, improve security and combat problems with condensation. Building Regulations apply to this work, so either use a contractor who is registered with a competent persons scheme? or obtain advice from your local authority building control department.	Information unavailable	£30

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). This will help you buy a more efficient, low carbon heating system for this property.

Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£313
Potential saving if you complete every step in order	£6

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

Saving energy in this property

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

Contacting the assessor and accreditation scheme

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If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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Assessor contact details

Assessor's name	Mohamad Masri
Telephone	0845 6211111
Email	info@stroma.com

Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO001752
Telephone	0330 124 9660
Email	certification@stroma.com

Assessment details

Assessor's declaration	Employer
Date of assessment	30 July 2009
Date of certificate	7 August 2009
Type of assessment	RdSAP

DOCUMENT 3

Energy performance certificate (EPC)

This certificate is not valid. A new certificate has replaced this one.

See the new certificate by visiting www.gov.uk/find-energy-certificate

Get help with certificates for this property

If you need help finding the new certificate or if you know of other certificates for this property that are not listed here, contact the Department for Levelling Up, Housing and Communities (DLUHC).

dluhc.digital-services@levellingup.gov.uk
Telephone: 020 3829 0748

Flat 3 35 Carlton Road BARNSLEY S71 1UF	Energy rating **B**	This certificate expired on: **19 July 2019** Certificate number: **8301-5046-1520-7096-5313**

Total floor area Not recorded

Rules on letting this property

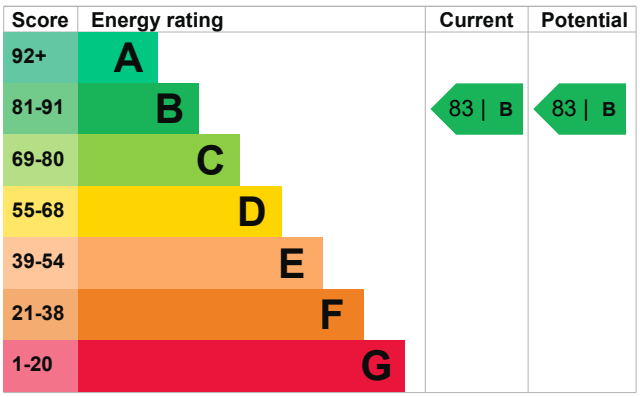
Properties can be let if they have an energy rating from A to E.

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).

Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be B.

See how to improve this property's energy performance.



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says “assumed”, it means that the feature could not be inspected and an assumption has been made based on the property’s age and type.

Feature	Description	Rating
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Window	Single glazed	Very poor
Main heating	Community scheme, mains gas	Good
Main heating control	Flat rate charging, no thermostatic control	Very poor
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	(other premises below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 308 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property

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

Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.

Properties with an A rating produce less CO2 than G rated properties.

An average household produces	6 tonnes of CO2
This property produces	0.8 tonnes of CO2
This property's potential production	0.8 tonnes of CO2

By making the recommended changes, you could reduce this property's CO2 emissions by 0.0 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from B (83) to B (83).

Step	Typical installation cost	Typical yearly saving
1. Double glazing is the term given to a system where two panes of glass are made up into a sealed unit. Replacing existing single-glazed windows with double glazing will improve comfort in the home by reducing draughts and cold spots near windows. Double-glazed windows may also reduce noise, improve security and combat problems with condensation. Building Regulations apply to this work, so either use a contractor who is registered with a competent persons scheme? or obtain advice from your local authority building control department.	Information unavailable	£26

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). This will help you buy a more efficient, low carbon heating system for this property.

Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£257
Potential saving if you complete every step in order	£0

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

Saving energy in this property

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

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Mohamad Masri
Telephone	0845 6211111
Email	info@stroma.com

Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO001752
Telephone	0330 124 9660
Email	certification@stroma.com

Assessment details

Assessor's declaration	Employer
Date of assessment	14 July 2009
Date of certificate	20 July 2009
Type of assessment	RdSAP

DOCUMENT 4

Energy performance certificate (EPC)

This certificate is not valid. A new certificate has replaced this one.

See the new certificate by visiting www.gov.uk/find-energy-certificate

Get help with certificates for this property

If you need help finding the new certificate or if you know of other certificates for this property that are not listed here, contact the Department for Levelling Up, Housing and Communities (DLUHC).

dluhc.digital-services@levellingup.gov.uk
Telephone: 020 3829 0748

Flat 4 35 Carlton Road BARNSLEY S71 1UF	Energy rating C	This certificate expired on: **6 August 2019** Certificate number: **8331-6023-6000-7580-3076**

Total floor area Not recorded

Rules on letting this property

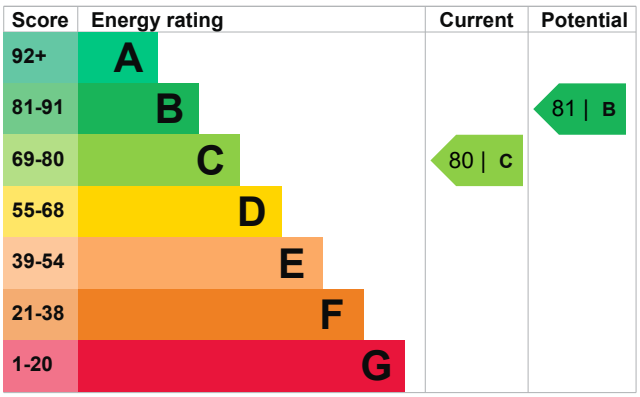
Properties can be let if they have an energy rating from A to E.

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).

Energy efficiency rating for this property

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

See how to improve this property's energy performance.



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says “assumed”, it means that the feature could not be inspected and an assumption has been made based on the property’s age and type.

Feature	Description	Rating
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Window	Single glazed	Very poor
Main heating	Community scheme, mains gas	Good
Main heating control	Flat rate charging, no thermostatic control	Very poor
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	(other premises below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 444 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property

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

Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.

Properties with an A rating produce less CO2 than G rated properties.

An average household produces	6 tonnes of CO2
This property produces	1.1 tonnes of CO2
This property's potential production	1.0 tonnes of CO2

By making the recommended changes, you could reduce this property's CO2 emissions by 0.1 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from C (80) to B (81).

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation, to fill the gap between the inner and outer layers of external walls with an insulating material, reduces heat loss; this will improve levels of comfort, reduce energy use and lower fuel bills. The insulation material is pumped into the gap through small holes that are drilled into the outer walls, and the holes are made good afterwards. As specialist machinery is used to fill the cavity, a professional installation company should carry out this work, and they should carry out a thorough survey before commencing work to ensure that this type of insulation is suitable for this home. They should also provide a guarantee for the work and handle any building control issues. Further information about cavity wall insulation and details of local installers can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk).	Information unavailable	£10
2. Double glazing is the term given to a system where two panes of glass are made up into a sealed unit. Replacing existing single-glazed windows with double glazing will improve comfort in the home by reducing draughts and cold spots near windows. Double-glazed windows may also reduce noise, improve security and combat problems with condensation. Building Regulations apply to this work, so either use a contractor who is registered with a competent persons scheme? or obtain advice from your local authority building control department.	Information unavailable	£26

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). This will help you buy a more efficient, low carbon heating system for this property.

Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£275
Potential saving if you complete every step in order	£10

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

Saving energy in this property

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

Contacting the assessor and accreditation scheme

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Assessor contact details

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Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO001752
Telephone	0330 124 9660
Email	certification@stroma.com

Assessment details

Assessor's declaration	Employer
Date of assessment	30 July 2009
Date of certificate	7 August 2009
Type of assessment	RdSAP

DOCUMENT 5

Energy performance certificate (EPC)

This certificate is not valid. A new certificate has replaced this one.

See the new certificate by visiting www.gov.uk/find-energy-certificate

Get help with certificates for this property

If you need help finding the new certificate or if you know of other certificates for this property that are not listed here, contact the Department for Levelling Up, Housing and Communities (DLUHC).

dluhc.digital-services@levellingup.gov.uk
Telephone: 020 3829 0748

Flat 5 35 Carlton Road BARNSLEY S71 1UF	Energy rating **D**	This certificate expired on: **6 August 2019** Certificate number: **7708-1003-6213-6651-0000**

Total floor area Not recorded

Rules on letting this property

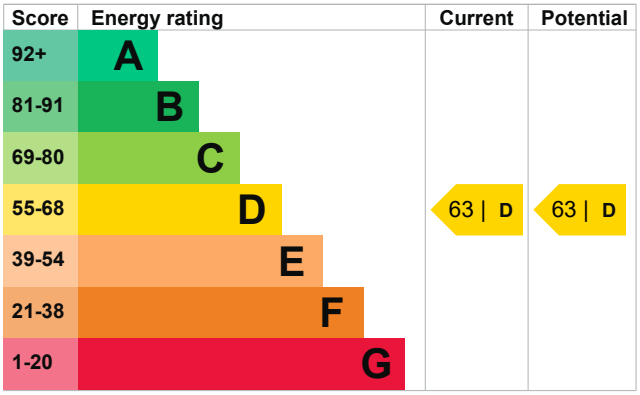
Properties can be let if they have an energy rating from A to E.

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).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be D.

See how to improve this property's energy performance.



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says “assumed”, it means that the feature could not be inspected and an assumption has been made based on the property’s age and type.

Feature	Description	Rating
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, no insulation (assumed)	Very poor
Window	Single glazed	Very poor
Main heating	Community scheme, mains gas	Good
Main heating control	Flat rate charging, no thermostatic control	Very poor
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	(other premises below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 553 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property

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

Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.

Properties with an A rating produce less CO2 than G rated properties.

An average household produces	6 tonnes of CO2
This property produces	2.5 tonnes of CO2
This property's potential production	2.5 tonnes of CO2

By making the recommended changes, you could reduce this property's CO2 emissions by 0.0 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from D (63) to D (63).

Step	Typical installation cost	Typical yearly saving
1. Double glazing is the term given to a system where two panes of glass are made up into a sealed unit. Replacing existing single-glazed windows with double glazing will improve comfort in the home by reducing draughts and cold spots near windows. Double-glazed windows may also reduce noise, improve security and combat problems with condensation. Building Regulations apply to this work, so either use a contractor who is registered with a competent persons scheme? or obtain advice from your local authority building control department.	Information unavailable	£36

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). This will help you buy a more efficient, low carbon heating system for this property.

Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£494
Potential saving if you complete every step in order	£0

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

Saving energy in this property

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

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Mohamad Masri
Telephone	0845 6211111
Email	info@stroma.com

Accreditation scheme contact details

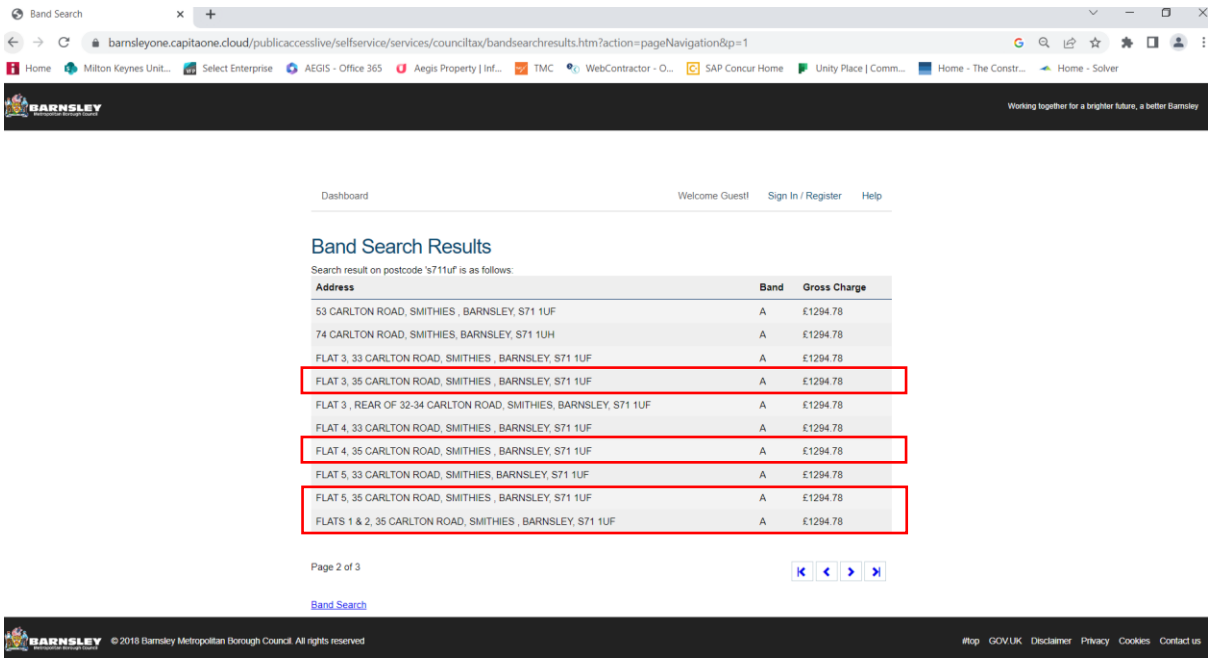
Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO001752
Telephone	0330 124 9660
Email	certification@stroma.com

Assessment details

Assessor's declaration	Employer
Date of assessment	30 July 2009
Date of certificate	7 August 2009
Type of assessment	RdSAP

DOCUMENT 6

Council Tax Bands on Barnsley Council Website



DOCUMENT 7

Tom Duggan

From: BTI <BTI@barnsley.gov.uk>
Sent: Thursday 19 January 2023 14:09
To: Tom Duggan
Subject: RE: 33 & 35 Carlton Road - council tax

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon,

Yes I can confirm the below dates are correct

Thank you

Council Tax team

From: Tom Duggan <tomduggan2@sisk.co.uk>
Sent: 16 January 2023 16:35
To: BTI Contact Centre <BTIContactCentre@barnsley.gov.uk>
Subject: 33 & 35 Carlton Road - council tax

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi – further to my conversation with Phil at 16:00 today, can I get confirmation that the below is correct with regard to the date when each of the below properties received it's tax band

Property	Council Tax Band	Date given council tax status	Property Type
33 Carlton Road, S71 1UF	A	01 April 1997 (furthest records go back)	HMO
Flat 3, 33 Carlton Road S71 1UF	A	01 April 1997 (furthest records go back)	Self contained Flat
Flat 4, 33 Carlton Road S71 1UF	A	01 April 1997 (furthest records go back)	Self contained Flat
Flat 5, 33 Carlton Road S71 1UF	A	01 April 1997 (furthest records go back)	Self contained Flat
Flats 1 & 2, 35 Carlton Road S71 1UF	A	01 April 1997 (furthest records go back)	HMO
Flat 3, 35 Carlton Road S71 1UF	A	01 April 1997 (furthest records go back)	Self contained Flat
Flat 4, 35 Carlton Road S71 1UF	A	01 April 1997 (furthest records go back)	Self contained Flat
Flat 5, 35 Carlton Road S71 1UF	A	01 April 1997 (furthest records go back)	Self contained Flat

Kind regards
Tom

Tom Duggan MRICS
Senior Quantity Surveyor

John Sisk & Son Ltd
V6 Grafton Gate
Milton Keynes
MK9 1AA

F:
M: 07900 226 103

We value our people and are actively working to improve Work/Life Balance. As such, whilst it suits me to send this e-mail now, I do not anticipate a response or action if it is outside of your normal working hours.

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DOCUMENT 8

Tom Duggan

From: Fieldsend , Stacey (CASE MANAGEMENT OFFICER) <StaceyFieldsend@barnsley.gov.uk>
Sent: Monday 16 January 2023 15:41
To: Tom Duggan
Subject: RE: 33 & 35 Carlton Road

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi,
Both properties have records that indicate they have been flats or HMO (with an element of sharing) since 1993/1995. At times, the properties have had a licence, but this would not have been mandatory until about 2009. Our general records cannot be disclosed, as not held in a disclosable format. Generally planning will consult with me on these matters but if you mention my name when you make the application for the certificate to make sure.
In relation to council tax, I believe you will have to submit a query via the Barnsley Council Website under the council tax section.
I know from previous queries in relation to applications for these certificates that planning normally request the information is sourced from the owner or previous owners.
Kind regards

Stacey Fieldsend
Case Management Officer
Public Health & Communities Directorate
Safer Communities
Barnsley MBC
PO Box 634, Barnsley, S70 9GG
07741168806



I work some out of hours shifts so regardless of the time of day I send this email, please do not feel you have to respond outside of your own working hours.

From: Tom Duggan <tomduggan2@sisk.co.uk>
Sent: 16 January 2023 14:43
To: Fieldsend , Stacey (CASE MANAGEMENT OFFICER) <StaceyFieldsend@barnsley.gov.uk>
Subject: RE: 33 & 35 Carlton Road

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Stacey,

I hope you are well. Would you be able to provide me with copies of any evidence you have in your possession about 33 & 35 Carlton Road being used as flats for last 10 years please.

I've got refurbishment work commencing end-February (including making it look nicer on the outside) but need to get a certificate of lawfulness from Barnsley Council Planning team.

Also – would you know who would be able to advise when the flats were given individual council tax bands (see enclosed) as this would be useful evidence too.

Kind regards
Tom

Tom Duggan MRICS
Senior Quantity Surveyor

John Sisk & Son Ltd
V6 Grafton Gate
Milton Keynes
MK9 1AA

F:
M: 07900 226 103

We value our people and are actively working to improve Work/Life Balance. As such, whilst it suits me to send this e-mail now, I do not anticipate a response or action if it is outside of your normal working hours.

From: Fieldsend , Stacey (CASE MANAGEMENT OFFICER) <StaceyFieldsend@barnsley.gov.uk>
Sent: Wednesday 20 July 2022 13:24
To: Tom Duggan <tomduggan2@sisk.co.uk>
Subject: RE: 33 & 35 Carlton Road

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Hi,
I can't see anything on our planning portal to suggest there has ever been a change of use on the property, although we have evidence to show it has been used as flats or HMO for over 10 years.
I can't give you a direct contact as you will be assigned an individual officer once the application has been submitted. Everything is done online in the first instance I'm afraid.
Thanks
Stacey (with an e 😊)

Stacey Fieldsend
Case Management Officer
Public Health & Communities Directorate
Safer Communities
Barnsley MBC

PO Box 634, Barnsley, S70 9GG
07741168806

I work some out of hours shifts so regardless of the time of day I send this email, please do not feel you have to respond outside of your own working hours.

From: Tom Duggan <tomduggan2@sisk.co.uk>
Sent: 20 July 2022 12:26
To: Fieldsend , Stacey (CASE MANAGEMENT OFFICER) <StaceyFieldsend@barnsley.gov.uk>
Subject: 33 & 35 Carlton Road

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Hey Stacey (with an e 😊),

Thanks for taking my call earlier re 33/35 Carlton Road

As discussed plan is to do internal refurb and convert to back 10 self contained units each with own kitchen/bathroom and no shared facilities (the upstairs units are already self contained, it will be adding a bathroom to the downstairs so all independent).

Thank you for advising that I don't need planning to complete these works and can simply change the council tax to 10 individual units online once the refurb works are finished. That makes my life a lot easier 😊

Also – do you have someone from Barnsly BCO who would be a good contact to have and engage while doing the works?

Speak soon.

All the best
Tom

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