Energy performance certificate (EPC)

Flat Over 121 Grimsby Road CLEETHORPES DN35 7DG Energy rating

Valid until: 15 February 2032

Certificate number: 7502-1182-7002-0092-1006

Property type Top-floor flat

Total floor area 69 square metres

Rules on letting this property

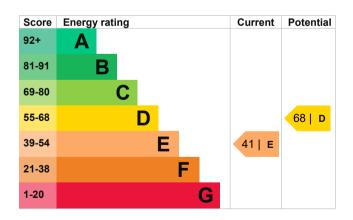
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, 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).

Energy efficiency rating for this property

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

<u>See how to improve this property's energy performance.</u>



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)	Poor
Roof	Pitched, 100 mm loft insulation	Average
Window	Fully double glazed	Average
Main heating	Electric storage heaters	Average
Main heating control	Manual charge control	Poor
Hot water	Electric immersion, off-peak	Very poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	(other premises below)	N/A
Secondary heating	Portable electric heaters (assumed)	N/A

Primary energy use

The primary energy use for this property per year is 625 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property		7.2 tonnes of CO2	
This property's current environmental impact rating is F. It has the potential to be E.		4.6 tonnes of CO2	
Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.		By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 2.6 tonnes per year. This will help to protect the	
roduce less CO2	environment.		
than G rated properties.			
6 tonnes of CO2	energy use. They may not reflect how energy is consumed by the people living at the property.		
	onmental impact al to be E. ale from A to G dioxide (CO2) they produce less CO2	This property's potential production This property's potential production By making the recommendation could reduce this property's 2.6 tonnes per year. This we environment. For oduce less CO2 Environmental impact rating assumptions about average energy use. They may not in the production	

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from E (41) to D (68).

Recommendation	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£101
2. Internal or external wall insulation	£4,000 - £14,000	£272
3. Add additional 80 mm jacket to hot water cylinder	£15 - £30	£64
4. High heat retention storage heaters	£1,200 - £1,800	£348

Paying for energy improvements

Find energy grants and ways to save energy in your home. (https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£1699
Potential saving	£786

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.

The estimated saving is based on making all of the recommendations in <u>how to improve this property's energy performance</u>.

For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> (https://www.simpleenergyadvice.org.uk/).

Heating use in this property

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

Estimated energy used to heat this property

Space heating	11231 kWh per year
Water heating	2412 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Loft insulation	927 kWh per year
Solid wall insulation	2495 kWh per year

You might be able to receive Renewable Heat Incentive payments (https://www.gov.uk/domestic-renewable-heat-incentive). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

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 Ryan Kennedy Telephone 01472 311113

Email <u>ryan.kennedy@jacksongreenpreston.co.uk</u>

Accreditation scheme contact details

Accreditation scheme

Assessor ID

Cuidos Limited
QUID208069

Telephone

01225 667 570

Email

info@quidos.co.uk

Assessment details

Assessor's declaration No related party
Date of assessment 15 February 2022
Date of certificate 16 February 2022

Type of assessment RdSAP