Energy performance certificate (EPC)			
1, Southfield Avenue SEAHOUSES NE68 7YT	Energy rating	Valid until: <b>1 February 2025</b> Certificate number: <b>2718-2021-7269-3125-8964</b>	
Property type		Semi-detached house	
Total floor area		134 square metres	

# Rules on letting this property

# You may not be able to let this property

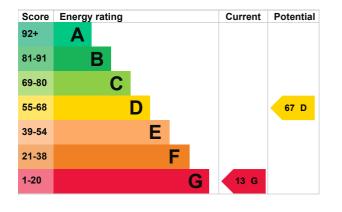
This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read <u>guidance for landlords on the regulations and exemptions</u> (<u>https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</u>).

Properties can be let if they have an energy rating from A to E. You could make changes to <u>improve this property's energy rating</u>.

# **Energy rating and score**

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

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



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	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, no insulation	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Poor
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system	Poor
Lighting	No low energy lighting	Very poor
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, LPG	N/A

### Primary energy use

The primary energy use for this property per year is 440 kilowatt hours per square metre (kWh/m2).

### **Additional information**

Additional information about this property:

• Cavity fill is recommended

# How this affects your energy bills

An average household would need to spend £3,376 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 £1,980 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2015** 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:

- 30,180 kWh per year for heating
- 2,307 kWh per year for hot water

Impact on the enviro	nment	This property produces	15.0 tonnes of CO2
This property's current environmental impact rating is G. It has the potential to be D.		This property's potential production	5.2 tonnes of CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
Carbon emissions		These ratings are based about average occupancy	y and energy use.
An average household produces	6 tonnes of CO2	People living at the property may use dif amounts of energy.	erty may use different

## Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£620
2. Cavity wall insulation	£500 - £1,500	£595
3. Floor insulation (suspended floor)	£800 - £1,200	£140
4. Low energy lighting	£55	£49
5. Heating controls (room thermostat and TRVs)	£350 - £450	£295

Step	Typical installation cost	Typical yearly saving
6. Condensing boiler	£2,200 - £3,000	£229
7. Solar water heating	£4,000 - £6,000	£52
8. Solar photovoltaic panels	£5,000 - £8,000	£270

#### Help paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. 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	Phillip Bayne
Telephone	07795073851
Email	phil@lothianenergy.com

#### Contacting the accreditation scheme

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

Accreditation scheme	Quidos Limited
Assessor's ID	QUID300880
Telephone	01225 667 570
Email	info@quidos.co.uk

### About this assessment

Assessor's declaration	No related party	
Date of assessment	29 January 2015	
Date of certificate	2 February 2015	
Type of assessment	RdSAP	