| Energy performance certificate (EPC) | | | |
|-----------------------------------------------|---------------|-----------------------------------------------------------------------------------------|--|
| 1, Southfield Avenue SEAHOUSES NE68 7YT | Energy rating | Valid until: 1 February 2025 Certificate number: 2718-2021-7269-3125-8964 | |
| 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

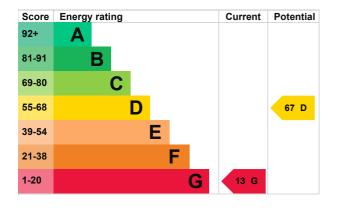
This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read <u>guidance for landlords on the regulations and exemptions</u> (<u>https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</u>).

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 | |