Energy performance certificate (EPC)		
80 Blundell Avenue CLEETHORPES DN35 7PT	Energy rating	Valid until: 23 November 2031 Certificate number: 2564-9117-1616-2813-9781
Property type	Mid-terrace house	
Total floor area	133 square metres	

## Rules on letting this property

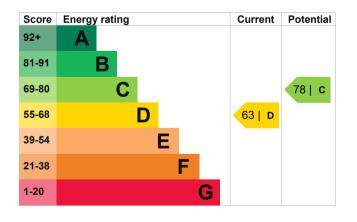
Properties can be rented if they have an energy rating from A to E.

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 D. It has the potential to be C.

<u>See how to improve this property's energy</u> 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
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 100 mm loft insulation	Average
Roof	Flat, insulated (assumed)	Average
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 27% of fixed outlets	Average
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

#### Primary energy use

The primary energy use for this property per year is 232 kilowatt hours per square metre (kWh/m2).

# Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO2). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO2 emissions.

An average household produces	6 tonnes of CO2	
This property produces	5.4 tonnes of CO2	

This property's potential 3.2 tonnes of CO2 production

By making the <u>recommended changes</u>, you could reduce this property's CO2 emissions by 2.2 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.

## 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 D (63) to C (78).

Recommendation	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£178
2. Floor insulation (solid floor)	£4,000 - £6,000	£51
3. Low energy lighting	£55	£59
4. Solar photovoltaic panels	£3,500 - £5,500	£359

### 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 energy used to heat this property	
		Space heating	16176 kWh per year
Estimated yearly energy cost for this property	£1291		
Potential saving	£287	Water heating	2254 kWh per year
The estimated cost shows how much the average household would spend in this property		Potential energy insulation	savings by installing
		Type of inculation	Amount of an array agy ad

Type of insulation	Amount of energy saved
Loft insulation	545 kWh per year

Solid wall insulation 3207 kWh per year

You might be able to receive <u>Renewable Heat</u> <u>Incentive payments (https://www.gov.uk/domestic-renewable-heat-incentive)</u>. 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.

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

for heating, lighting and hot water. It is not based on how energy is used by the people living at the

The estimated saving is based on making all of the recommendations in how to improve this

### Heating use in this property

property's energy performance.

property.

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

## 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	David Sexton
Telephone	01472730539
Email	info@trademark-services.co.uk

#### Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

#### Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

ECMK

ECMK302207 0333 123 1418 info@ecmk.co.uk

No related party 24 November 2021 24 November 2021 RdSAP