Energy performance certificate (EPC)		
266, Hathersage Road HULL HU8 0EX	Energy rating	Valid until: 6 August 2024 Certificate number: 8794-7528-2950-1626-0906
Property type		Semi-detached bungalow
Total floor area		82 square metres

## Rules on letting this property

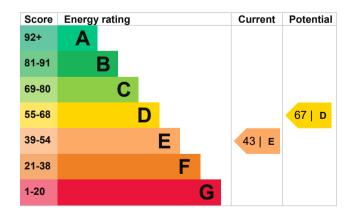
Properties can be rented if they have an energy rating from A to E.

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</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	Cavity wall, as built, no insulation (assumed)	Poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Roof room(s), no insulation (assumed)	Very poor
Roof	Roof room(s), limited insulation (assumed)	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Good
Lighting	No low energy lighting	Very poor
Floor	Solid, no insulation (assumed)	N/A
Floor	To external air, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

#### Primary energy use

The primary energy use for this property per year is 391 kilowatt hours per square metre (kWh/m2).

### Additional information

Additional information about this property:

- Single electricity meter selected but there is also an electricity meter for an off-peak tariff
  The assessment has been done on the basis of the standard domestic electricity tariff. However
  some heating or hot water appliances may be on an off-peak tariff.
- · Cavity fill is recommended

of this	This property produces	6.2 tonnes of CO2	
This property's current environmental impact rating is E. It has the potential to be D.		3.6 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	
ce less CO2	environment.		
	Environmental impact rating assumptions about average		
6 tonnes of CO2	energy use. They may not reflect how energy consumed by the people living at the property.		
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## 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 (43) to D (67).

Recommendation	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£56.90
2. Floor insulation	£800 - £1,200	£55.25
3. Low energy lighting	£50	£41.26
4. Heating controls (TRVs)	£350 - £450	£46.19
5. Condensing boiler	£2,200 - £3,000	£99.96
6. Solar water heating	£4,000 - £6,000	£37.79
7. Solar photovoltaic panels	£9,000 - £14,000	£248.25

### 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	£1403
Potential saving	£338

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</u> <u>property's energy performance</u>.

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

### 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	15329 kWh per year
Water heating	2537 kWh per year

# Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Loft insulation	7 kWh per year

854 kWh per vear

Cavity wall insulation

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.

## 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	Lawrence Myers
Telephone	01612418079
Email	info@gdassessments.c

### Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

#### Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

.co.uk

Stroma Certification Ltd STRO019614 0330 124 9660 certification@stroma.com

No related party 6 August 2014 7 August 2014 **RdSAP**