Energy performance certificate (EPC)		
Flat 2 12 Bagdale WHITBY YO21 1QS	Energy rating	Valid until: 25 July 2029  Certificate number: 0118-2816-7238-9521-1645
Property type	Mid-floor flat	
Total floor area		66 square metres

## Rules on letting this property

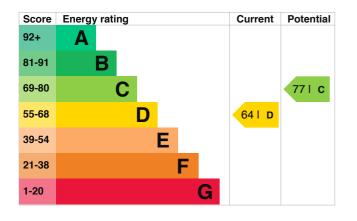
Properties can be let if they have an energy rating from A to E.

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>).

## 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	Sandstone or limestone, as built, no insulation (assumed)	Poor
Wall	Timber frame, as built, no insulation (assumed)	Poor
Window	Single glazed	Very poor
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 33% of fixed outlets	Average
Roof	(another dwelling above)	N/A
Floor	(another dwelling below)	N/A
Secondary heating	Room heaters, coal	N/A

### Primary energy use

The primary energy use for this property per year is 308 kilowatt hours per square metre (kWh/m2).

### **Additional information**

Additional information about this property:

• Stone walls present, not insulated

Environmental impace property	ct of this	This property produces	4.3 tonnes of CO2
This property's current environmental impact rating is D. It has the potential to be C.		This property's potential production	2.4 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 1.9 tonnes per year. This will help to protect the	
Properties with an A rating produce less CO2		environment.	
than G rated properties.		Environmental impact rating	
An average household produces	6 tonnes of CO2	assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.	

### Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from D (64) to C (77).

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£184
2. Draught proofing	£80 - £120	£28
3. Low energy lighting	£20	£34
4. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£73

### Paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022)</u>. This will help you buy a more efficient, low carbon heating system for this property.

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	£840
Potential saving	£319

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 potential saving shows how much money you could save if you <u>complete each</u> recommended step in order.

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

### Heating use in this property

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

# Estimated energy used to heat this property

Type of heating	Estimated energy used	
Space heating	9882 kWh per year	
Water heating	1951 kWh per year	
Potential energy savings by installing insulation		
Type of insulation	Amount of energy saved	
Solid wall insulation	3438 kWh per year	

### 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	Simon Armistead
Telephone	07979087071
Email	simon.armistead@btinternet.co

### Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

#### **Assessment details**

Assessor's declaration Date of assessment Date of certificate

Type of assessment

om

Elmhurst Energy Systems Ltd EES/022475 01455 883 250 enquiries@elmhurstenergy.co.uk

No related party 26 July 2019 26 July 2019 RdSAP