Energy performance certificate (EPC)

83, Main Street Swanland NORTH FERRIBY HU14 3QP	Energy rating **E**	Valid until:	**11 October 2028**
		Certificate number:	**9347-2849-6308-9398-5335**

Property type	Mid-terrace house
Total floor area	44 square metres

Rules on letting this property

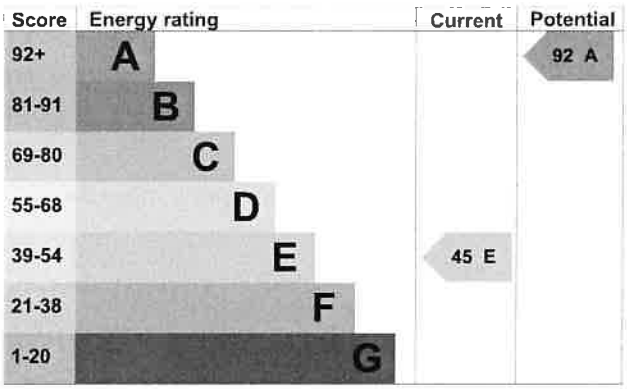
Properties can be let if they have an energy rating from A to E.

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 rating and score

This property's energy rating is E. It has the potential to be A.

See how to improve this property's energy efficiency.



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

Impact on the environment

This property's environmental impact rating is E. It has the potential to be A.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

Carbon emissions

An average household produces	6 tonnes of CO2
This property produces	4.3 tonnes of CO2
This property's potential production	0.4 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Room-in-roof insulation	£1,500 - £2,700	£209
2. Internal wall insulation	£4,000 - £14,000	£80
3. Floor insulation (solid floor)	£4,000 - £6,000	£21
4. Increase hot water cylinder insulation	£15 - £30	£28
5. Hot water cylinder thermostat	£200 - £400	£60
6. Condensing boiler	£2,200 - £3,000	£103
7. Solar water heating	£4,000 - £6,000	£34
8. Solar photovoltaic panels	£5,000 - £8,000	£297

Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Insulation: Great British Insulation Scheme (www.gov.uk/apply-great-british-insulation-scheme)
- Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)
- Help from your energy supplier: Energy Company Obligation (www.gov.uk/energy-company-obligation)