Energy performance certificate (EPC)

1a Marton Road
BRIDLINGTON
YO16 7AN

Energy rating

D

Valid until: **13 December 2031**

Certificate number: **9230-2967-9020-2099-9071**

Property type	Detached bungalow
Total floor area	73 square metres

Rules on letting this property

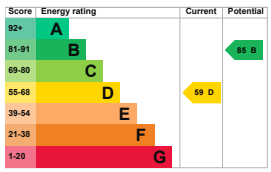
Properties can be let if they have an energy rating from A to E.

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 D. It has the potential to be B.

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

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	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 150 mm loft insulation	Good
Roof	Flat, no insulation (assumed)	Very poor
Window	Fully double glazed	Average
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 86% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 328 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£875 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 £303 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2021** 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:

- 14,306 kWh per year for heating
- 2,004 kWh per year for hot water

Impact on the environmen

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

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 CO2

This property tor produces

This property's to potential production

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

These ratings are based on assumptions about average occupancy and energy use.

People living at the property may use different amounts of energy.

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£60
2. Internal or external wall insulation	£4,000 - £14,000	£147
3. Floor insulation (solid floor)	£4,000 - £6,000	£71
4. Solar water heating	£4,000 - £6,000	£26
5. Solar photovoltaic panels	£3,500 - £5,500	£363

Help paying for energy improvements

You might be able to get a grant from the Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme). 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	Peter Taylor
Telephone	07725323440
Email	merloneco@yah

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO033165
Telephone	0330 124 9660
Email	certification@str

About this assessment

Assessor's declaration	No related party

Date of assessment	13 December 2021
Date of certificate	14 December 2021
Type of assessment	RdSAP

RdSAP (Reduced data Standard Assessme Procedure a method used to assess ar compare t energy ar environme performar of propert in the UK. uses a sit visit and survey of property t calculate energy performar

This type assessme can be carried ou properties built befor April 2008 England a Wales, ar 30 Septer 2008 in Northern Ireland. It also be us for newer

properties