

Energy performance certificate (EPC)

12
Roundhay
Road
BRIDLINGTON
YO15 3JY

Energy
rating

G

Valid **13**
until: **February**
2034

Certificate
number
**9275-
3018-
5202-
4554-
6200**

Property type **Mid-terrace house**

Total floor area **152 square metres**

Rules on letting this property

You may not be able to let this property

This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](#)

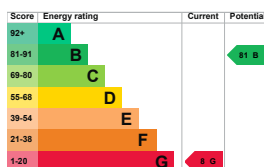
(<https://www.gov.uk/guidance/dome-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

This property's energy rating is G. 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
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Roof room(s), ceiling insulated	Very poor
Window	Partial double glazing	Average
Main heating	Room heaters, electric	Very poor
Main heating control	No thermostatic control of room temperature	Poor
Hot water	Gas multipoint	Average
Lighting	Low energy lighting in 67% of fixed outlets	Good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Portable electric heaters (assumed)	N/A

Primary energy use

The primary energy use for this property per year is 581 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£8,927 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 £7,076 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** 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:

- 27,039 kWh per year for heating
- 1,722 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is F. It has the potential to be C.

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

This property produces

This property's potential production

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.

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Room-in-roof insulation	£1,500 - £2,700	£1,465
2. Internal or external wall insulation	£4,000 - £14,000	£1,345
3. Floor insulation (suspended floor)	£800 - £1,200	£431
4. Draught proofing	£80 - £120	£174
5. Gas condensing boiler	£3,000 - £7,000	£3,660
6. Solar photovoltaic panels	£3,500 - £5,500	£590

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) (<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	Jennifer Swift
Telephone	07763887322
Email	jenniferswift@hc

Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/014852
Telephone	01455 883 250
Email	enquiries@elmh

About this assessment

Assessor's declaration	No related party
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Date of assessment	13 February 2024	
Date of certificate	14 February 2024	
Type of assessment	RdSAP	<p>RdSAP (Reduced data Standard Assessment Procedure) is a method used to assess and compare the energy and environmental performance of property in the UK. It uses a site visit and survey of property to calculate energy performance.</p> <p>This type of assessment can be carried out on properties built before April 2008 in England and Wales, and before 30 September 2008 in Northern Ireland. It can also be used for newer</p>

properties
