

# Energy performance certificate (EPC)

61 Energy Valid 1  
SCARBOROUGH until: **Februa**  
CRESCENT **D** **2031**  
BRIDLINGTON  
YO16 7PB

Certificate number: **0360-2669-3020-2409-1381**

Property type Semi-detached bungalow

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Total floor area 57 square metres

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## Rules on letting this property

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

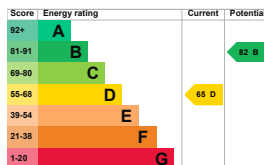
You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

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## 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	System built, as built, no insulation (assumed)	Very poor
Roof	Pitched, 150 mm loft insulation	Good
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 56% of fixed outlets	Good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A

## Primary energy use

The primary energy use for this property per year is 292 kilowatt

hours per square metre  
(kWh/m<sup>2</sup>).

## **Additional information**

Additional information about this  
property:

- System build present
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## How this affects your energy bills

An average household would need to spend **£667 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 £92 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.

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### Heating this property

Estimated energy needed in this property is:

- 9,189 kWh per year for heating
- 1,817 kWh per year for hot water

## Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year.

## Carbon emissions

An average household produces

This property produces

This property's potential production

You could improve this property's CO<sub>2</sub> 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.

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## Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (suspended floor)	£800 - £1,200	£47
2. Low energy lighting	£20	£20
3. Solar water heating	£4,000 - £6,000	£25
4. Solar photovoltaic panels	£3,500 - £5,500	£359

## 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](https://www.gov.uk/improve-energy-efficiency)

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## 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	Mike Jackson
Telephone	01377 240 625
Email	<a href="mailto:mike@mjdea.co">mike@mjdea.co</a>

### 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/018115
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmh">enquiries@elmh</a>

### About this assessment

Assessor's declaration	No related party
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Date of assessment	1 February 2021
Date of certificate	2 February 2021
Type of assessment	<p>RdSAP</p> <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>

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properties

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