Energy performance certificate (EPC)

64, Queensgate
BRIDLINGTON
YO16 7LN

Energy rating
F

Valid until: **2 March 2026**

Certificate number: **0746-2832-7674-9006-1241**

Property type	Semi-detached house
Total floor area	139 square metres

Rules on letting this property

You may not be able to let this property

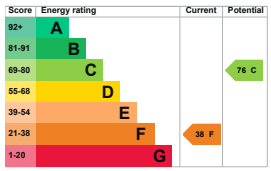
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/dome private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

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 F. It has the potential to be C.

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	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Flat, no insulation	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
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 469 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

- Cavity fill is recommended

How this affects your energy bills

An average household would need to spend **£2,432 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 £1,232 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2016** 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:

- 29,126 kWh per year for heating
- 4,257 kWh per year for hot water

Impact on the environmen

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 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.

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£50
2. Cavity wall insulation	£500 - £1,500	£347
3. Floor insulation (suspended floor)	£800 - £1,200	£58
4. Increase hot water cylinder insulation	£15 - £30	£30
5. Heating controls (room thermostat and TRVs)	£350 - £450	£197
6. Condensing boiler	£2,200 - £3,000	£455
7. Solar water heating	£4,000 - £6,000	£50
8. Replacement glazing units	£1,000 - £1,400	£45
9. Solar photovoltaic panels	£5,000 - £8,000	£291

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)

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	James Maguire
Telephone	07944749164
Email	jamesjohnmagui

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	STRO016548
Telephone	0330 124 9660
Email	certification@str

About this assessment

Assessor's declaration	No related party
	2 March 2016

Date of assessment		
Date of certificate	3 March 2016	
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