| Energy performance certificate (EPC) | | | | |
|-----------------------------------------|-------------------|----------------------------------------------------------------------------------------|--|--|
| 66 Souter View SUNDERLAND SR6 7HY | Energy rating | Valid until: 11 May 2033 Certificate number: 3837-6625-2200-0852-6296 | | |
| Property type | Mid-terrace house | | | |
| Total floor area | | 88 square metres | | |

Rules on letting this property

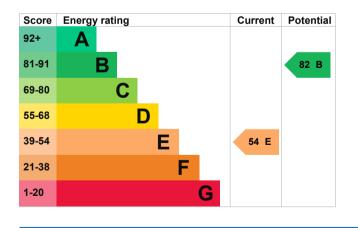
Properties can be let if they have an energy rating from A to E.

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

Energy rating and score

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

<u>See how to improve this property's energy</u> <u>efficiency</u>.



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, filled cavity | Average |
| Roof | Pitched, limited insulation (assumed) | Very poor |
| Window | Fully double glazed | Good |
| Main heating | Boiler and radiators, mains gas | Good |
| Main heating control | Programmer, TRVs and bypass | Average |
| Hot water | From main system, no cylinder thermostat | Poor |
| Lighting | Low energy lighting in 93% of fixed outlets | Very good |
| Floor | Solid, no insulation (assumed) | N/A |
| Secondary heating | Room heaters, mains gas | N/A |

Primary energy use

The primary energy use for this property per year is 356 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£2,674 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 £1,094 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- 9,105 kWh per year for heating
- 5,214 kWh per year for hot water

| This property produces | 5.5 tonnes of CO2 | |
|------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| This property's potential production | 2.2 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 or average occupancy and en living at the property may u of energy. | ergy use. People | |
| | This property's potential production You could improve this pro emissions by making the su This will help to protect the These ratings are based or average occupancy and en living at the property may u | |

Changes you could make

| Step | Typical installation cost | Typical yearly saving |
|-----------------------------------|---------------------------|-----------------------|
| 1. Floor insulation (solid floor) | £4,000 - £6,000 | £75 |
| 2. Condensing boiler | £2,200 - £3,000 | £918 |
| 3. Solar water heating | £4,000 - £6,000 | £100 |
| 4. Solar photovoltaic panels | £3,500 - £5,500 | £655 |

Help paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. 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 |
|-----------------|
| Telephone |
| Email |

Paul Chambers 0191 682 6389 paul.chambers@pacenergy.co.uk

Contacting the accreditation scheme

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

Accreditation scheme Assessor's ID Telephone Email Elmhurst Energy Systems Ltd EES/008589 01455 883 250 <u>enquiries@elmhurstenergy.co.uk</u>

About this assessment

Assessor's declaration Date of assessment Date of certificate Type of assessment No related party 12 May 2023 12 May 2023 RdSAP