Energy performance certificate (EPC)

35 Roxburgh Street SUNDERLAND SR6 9RP	Energy rating	Valid until: Certificate number:	16 January 2034 0300-2693-4390-2894-3331
Property type		Mid-terrace I	house
Total floor area		109 square r	metres

Rules on letting this property

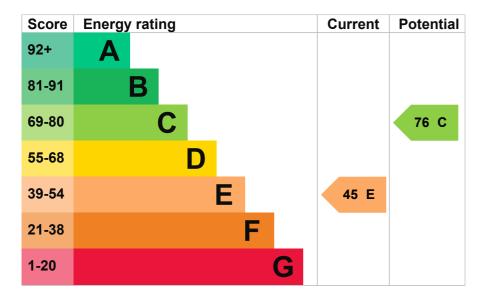
Properties can be let if they have an energy rating from A to E.

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 E. 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
Wall	Solid brick, as built, no insulation (assumed)	Poor
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Roof room(s), no insulation (assumed)	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	Good
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 414 kilowatt hours per square metre (kWh/m2).

About primary energy use

How this affects your energy bills

An average household would need to spend £3,006 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 £1,260 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:

- · 25,843 kWh per year for heating
- 2,267 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

6 tonnes of CO2

This property's potential production

3.5 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 on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Changes you could make

▶ <u>Do I need to follow these steps in order?</u>

Typical installation cost

Typical yearly saving

Step 1: Room-in-roof insulation	
Typical installation cost	£1,500 - £2,700
Typical yearly saving	£724
Potential rating after completing step 1	58 D
Step 2: Internal or external wall insulation	
Typical installation cost	£4,000 - £14,000
Typical yearly saving	£100
Potential rating after completing steps 1 and 2	60 D
Step 3: Floor insulation (suspended floor)	
Typical installation cost	£800 - £1,200
Typical yearly saving	£76
Potential rating after completing steps 1 to 3	61 D
Step 4: Heating controls (room thermostat and TRVs)	
Typical installation cost	£350 - £450
Typical yearly saving	£290
Potential rating after completing steps 1 to 4	66 D
Step 5: Solar water heating	
Typical installation cost	£4,000 - £6,000
Typical yearly saving	£68
Potential rating after completing steps 1 to 5	67 D

£3,500 - £5,500

£552

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.

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	Paul Easton
Telephone	0203 397 8220
Email	support@propcert.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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/013300
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Type of assessment	► <u>RdSAP</u>
Date of certificate	17 January 2024
Date of assessment	17 January 2024
Assessor's declaration	No related party

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at <u>dluhc.digital-services@levellingup.gov.uk</u> or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number	0509-2893-7385-9307-5271 (/energy-certificate/0509-2893-

7385-9307-5271)

Expired on 12 August 2023

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