

# Energy performance certificate (EPC)

Flat Railway Tavern 1 Westbury Street SUNDERLAND SR4 6EF	Energy rating <b>E</b>	Valid until: 20 February 2032
		Certificate number: 0390-2699-0120-2622-0355

Property type	Top-floor flat
Total floor area	80 square metres

## Rules on letting this property

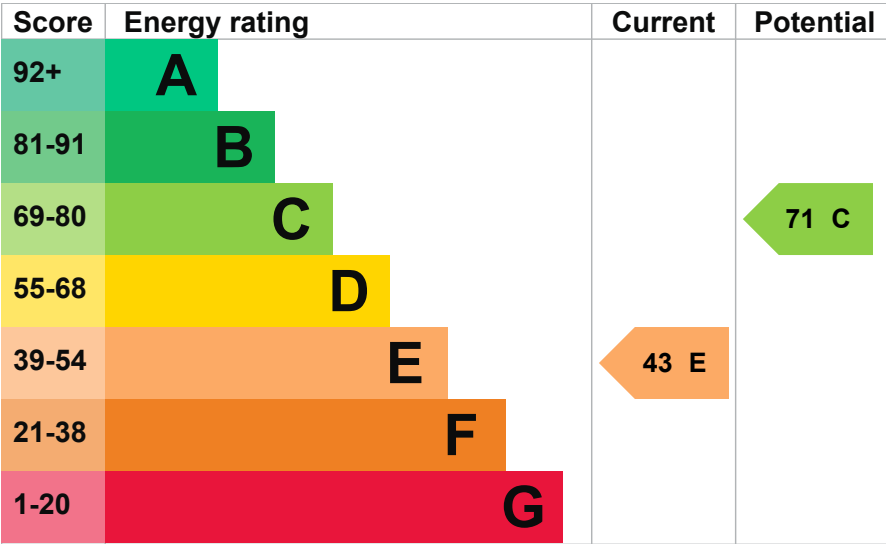
Properties can be let if they have an energy rating from A to E.

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

## 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	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 50 mm loft insulation	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 89% of fixed outlets	Very good
Floor	(other premises below)	N/A
Secondary heating	Room heaters, mains gas	N/A

## Primary energy use

The primary energy use for this property per year is 473 kilowatt hours per square metre (kWh/m2).

► [About primary energy use](#)

## How this affects your energy bills

An average household would need to spend **£1,282 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 £620 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2022** 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:

- 14,729 kWh per year for heating
- 3,203 kWh per year for hot water

## Impact on the environment

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

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 produces	6.7 tonnes of CO2
This property's potential production	3.0 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.

# Steps you could take to save energy

► [Do I need to follow these steps in order?](#)

## Step 1: Increase loft insulation to 270 mm

Typical installation cost £100 - £350

Typical yearly saving £101

Potential rating after completing step 1 **47 E**

## Step 2: Internal or external wall insulation

Typical installation cost £4,000 - £14,000

Typical yearly saving £296

Potential rating after completing steps 1 and 2 **61 D**

## Step 3: Hot water cylinder thermostat

Typical installation cost £200 - £400

Typical yearly saving £22

Potential rating after completing steps 1 to 3 **62 D**

## Step 4: Heating controls (room thermostat)

Typical installation cost £350 - £450

Typical yearly saving £54

Potential rating after completing steps 1 to 4 **64 D**

## Step 5: Replace boiler with new condensing boiler

Typical installation cost £2,200 - £3,000

Typical yearly saving £147

Potential rating after completing steps 1 to 5 **71 C**

## Advice on making energy saving improvements

[Get detailed recommendations and cost estimates](#)

## Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Insulation: [Great British Insulation Scheme](#)
- Heat pumps and biomass boilers: [Boiler Upgrade Scheme](#)
- Help from your energy supplier: [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	John Ward
Telephone	0203 397 8220
Email	<a href="mailto:support@epconline.co.uk">support@epconline.co.uk</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/007259
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Assessor's declaration	No related party
Date of assessment	21 February 2022
Date of certificate	21 February 2022
Type of assessment	► <a href="#">RdSAP</a>

## 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 [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5) [Service performance \(/service-performance\)](#)



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