

Energy performance certificate (EPC)

8, Byron Street SUNDERLAND SR5 1HJ	Energy rating D	Valid until: 26 July 2030
		Certificate number: 8500-7436-3622-2226-5303

Property type	Mid-terrace house
Total floor area	51 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 D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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
Wall	Timber frame, as built, insulated (assumed)	Good
Roof	Pitched, 250 mm loft insulation	Good
Roof	Flat, insulated (assumed)	Average
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	TRVs and bypass	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 57% of fixed outlets	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 302 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£630 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 £173 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2020** 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:

- 6,108 kWh per year for heating
- 1,712 kWh per year for hot water

Impact on the environment

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

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 CO ₂
This property produces	2.7 tonnes of CO ₂

This property's potential production**0.9 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: Floor insulation (suspended floor)

Typical installation cost £800 - £1,200

Typical yearly saving £28

Potential rating after completing step 1

66 D

Step 2: Low energy lighting

Typical installation cost £15

Typical yearly saving £16

Potential rating after completing steps 1 and 2

67 D

Step 3: Heating controls (room thermostat)

Typical installation cost £350 - £450

Typical yearly saving £29

Potential rating after completing steps 1 to 3

68 D

Step 4: Replace boiler with new condensing boiler

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

Typical yearly saving £62

Potential rating after completing steps 1 to 4

72 C

Step 5: Flue gas heat recovery device in conjunction with boiler

Typical installation cost £400 - £900

Typical yearly saving £18

Potential rating after completing steps 1 to 5

73 C

Step 6: Solar water heating

Typical installation cost £4,000 - £6,000

Typical yearly saving £19

Potential rating after completing steps 1 to 6**74 C****Step 7: Solar photovoltaic panels, 2.5 kWp****Typical installation cost** £3,500 - £5,500**Typical yearly saving** £330**Potential rating after completing steps 1 to 7****88 B****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	William Shaw
Telephone	07538478246
Email	ashaw99921@gmail.com

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	STRO016387
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Assessor's declaration	No related party
Date of assessment	27 July 2020
Date of certificate	27 July 2020

Type of assessment[▶ RdSAP](#)

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 or call our helpdesk on [020 3829 0748](tel:02038290748) (Monday to Friday, 9am to 5pm).

Certificate number[0560-2860-6283-0421-1525 \(/energy-certificate/0560-2860-6283-0421-1525\)](/energy-certificate/0560-2860-6283-0421-1525)**Expired on**

19 August 2019

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