English Cymraeg

Energy performance certificate (EPC)

8, Byron Street SUNDERLAND SR5 1HJ	Energy rating	Valid until:	26 July 2030
		Certificate number:	8500-7436-3622-2226-5303
Property type	Ν	Vid-terrace ho	use
Total floor area	51 square metres		

Rules on letting this property

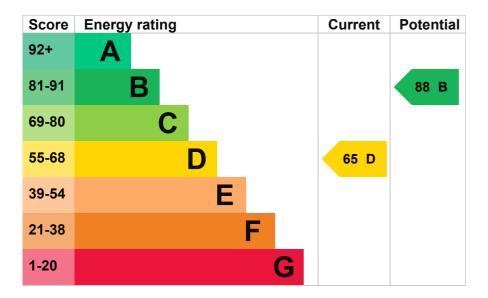
Properties can be let if they have an energy rating from A to E.

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).

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.



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

https://find-energy-certificate.service.gov.uk/energy-certificate/8500-7436-3622-2226-5303

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 CO2

This property produces

2.7 tonnes of CO2

This property's potential production

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

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

74 C

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 <u>mhclg.digital-services@communities.gov.uk</u> or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number

0560-2860-6283-0421-1525 (/energy-certificate/0560-2860-6283-0421-1525)

Expired on

19 August 2019

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