

Energy performance certificate (EPC)

28 Cairnside
SUNDERLAND
SR3 3LT

Energy rating

D

Valid until: 15 June 2033

Certificate number: 0969-0204-2407-6508-5404

Property type

Semi-detached house

Total floor area

139 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 current energy rating is D. It has the potential to be C.

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 69 C |
| 55-68 | D | 56 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 | Cavity wall, as built, insulated (assumed) | Good |
| Roof | Pitched, no insulation (assumed) | Very poor |
| Roof | Flat, insulated (assumed) | Average |
| Roof | Pitched, 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 60% of fixed outlets | Good |
| Floor | Suspended, no insulation (assumed) | N/A |
| Floor | Solid, no insulation (assumed) | N/A |
| Secondary heating | Room heaters, electric | N/A |

Primary energy use

The primary energy use for this property per year is 299 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£3,785 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 £547 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:

- 20,768 kWh per year for heating
- 2,311 kWh per year for hot water

Saving energy by installing insulation

Energy you could save:

- 4,122 kWh per year from loft insulation

More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

| | | | |
|--|-----------------|---|-------------------|
| Environmental impact of this property | | This property produces | 7.3 tonnes of CO2 |
| This property's current environmental impact rating is E. It has the potential to be D. | | This property's potential production | 5.3 tonnes of CO2 |
| Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment. | | You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment. | |
| Carbon emissions | | These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy. | |
| An average household produces | 6 tonnes of CO2 | | |

Changes you could make

| Step | Typical installation cost | Typical yearly saving |
|---------------------------------------|---------------------------|-----------------------|
| 1. Floor insulation (suspended floor) | £800 - £1,200 | £163 |

| Step | Typical installation cost | Typical yearly saving |
|---------------------------------------|---------------------------|-----------------------|
| 2. Floor insulation (solid floor) | £4,000 - £6,000 | £95 |
| 3. Low energy lighting | £40 | £60 |
| 4. Heating controls (room thermostat) | £350 - £450 | £140 |
| 5. Solar water heating | £4,000 - £6,000 | £89 |
| 6. Solar photovoltaic panels | £3,500 - £5,500 | £648 |

Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

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 | Ross Haswell |
| Telephone | 07766171246 |
| Email | rosscoah@yahoo.com |

Contacting the accreditation scheme

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

| | |
|----------------------|--|
| Accreditation scheme | Quidos Limited |
| Assessor's ID | QUID206948 |
| Telephone | 01225 667 570 |
| Email | info@quidos.co.uk |

About this assessment

| | |
|------------------------|-----------------------|
| Assessor's declaration | No related party |
| Date of assessment | 15 June 2023 |
| Date of certificate | 16 June 2023 |
| Type of assessment | RdSAP |
