# Energy performance certificate (EPC)

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|---|---|---|
| 15 Summerdale Apartments 34-35<br>Prince Of Wales Terrace<br>SCARBOROUGH<br>YO11 2AN | Energy rating<br>**F** | Valid until: **12 June 2032**<br>Certificate number: **0300-2467-5060-2092-8821** |

| | |
|---|---|
| Property type | Top-floor flat |
| Total floor area | 79 square metres |

## Rules on letting this property

## You may not be able to let this property

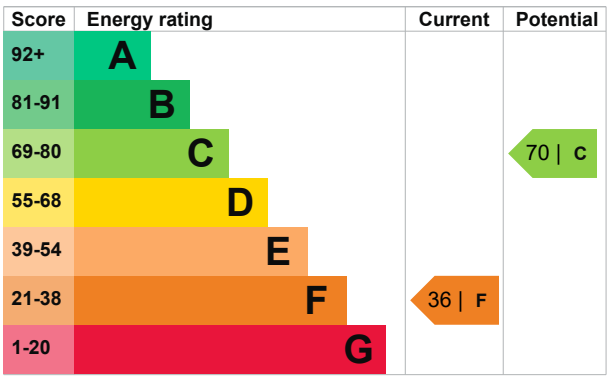
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be let if they have an energy rating from A to E. The recommendations section sets out changes you can make to improve the property's rating.

## Energy efficiency rating for this property

This property's current energy rating is F. It has the potential to be C.

See how to improve this property's energy performance.




The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

| Feature | Description | Rating |
|---|---|---|
| Wall | Timber frame, as built, no insulation (assumed) | Very poor |
| Wall | Solid brick, as built, partial insulation (assumed) | Average |
| Wall | Solid brick, as built, no insulation (assumed) | Very poor |
| Roof | Pitched, insulated at rafters | Average |
| Window | Partial double glazing | Poor |
| Main heating | Room heaters, electric | Very poor |
| Main heating control | No thermostatic control of room temperature | Poor |
| Hot water | Electric immersion, standard tariff | Very poor |
| Lighting | Low energy lighting in 86% of fixed outlets | Very good |
| Floor | (another dwelling below) | N/A |
| Secondary heating | None | N/A |

### Primary energy use

The primary energy use for this property per year is 407 kilowatt hours per square metre (kWh/m2).

## Environmental impact of this property

This property's current environmental impact rating is E. It has the potential to be E.

Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.

Properties with an A rating produce less CO2 than G rated properties.

| | |
|---|---|
| An average household produces | 6 tonnes of CO2 |
| This property produces | 5.4 tonnes of CO2 |
| This property's potential production | 4.6 tonnes of CO2 |

By making the recommended changes, you could reduce this property's CO2 emissions by 0.8 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

## Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from F (36) to C (70).

| Step | Typical installation cost | Typical yearly saving |
|---|---|---|
| **1. Internal or external wall insulation** | £4,000 - £14,000 | £206 |
| **2. Add additional 80 mm jacket to hot water cylinder** | £15 - £30 | £27 |
| **3. High heat retention storage heaters** | £1,200 - £1,800 | £830 |

### Paying for energy improvements

You might be able to get a grant from the Boiler Upgrade Scheme (https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022). This will help you buy a more efficient, low carbon heating system for this property.

Find energy grants and ways to save energy in your home (https://www.gov.uk/improve-energy-efficiency).

## Estimated energy use and potential savings

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|---|---|
| Estimated yearly energy cost for this property | £2027 |
| Potential saving | £1062 |

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The potential saving shows how much money you could save if you complete each recommended step in order.

For advice on how to reduce your energy bills visit Simple Energy Advice (https://www.gov.uk/improve-energy-efficiency).

### Heating use in this property

Heating a property usually makes up the majority of energy costs.

#### Estimated energy used to heat this property

| Type of heating | Estimated energy used |
|---|---|
| **Space heating** | 7901 kWh per year |
| **Water heating** | 2119 kWh per year |

#### Potential energy savings by installing insulation

| Type of insulation | Amount of energy saved |
|---|---|
| **Solid wall insulation** | 1057 kWh per year |

# Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

## Assessor contact details

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|---|---|
| Assessor's name | Jennifer Swift |
| Telephone | 0845 0945 192 |
| Email | epcquery@vibrantenergymatters.co.uk |

## Accreditation scheme contact details

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|---|---|
| Accreditation scheme | Elmhurst Energy Systems Ltd |
| Assessor ID | EES/014852 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

## Assessment details

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|---|---|
| Assessor's declaration | No related party |
| Date of assessment | 13 June 2022 |
| Date of certificate | 13 June 2022 |
| Type of assessment | RdSAP |