Energy performance certificate (EPC)		
12, York Terrace CHESTER LE STREET DH3 3NA	Energy rating	Valid until: 27 August 2024 Certificate number: 0624-2828-7384-9124-3795
Property type	Semi-detached house	
Total floor area	84 square metres	

Rules on letting this property

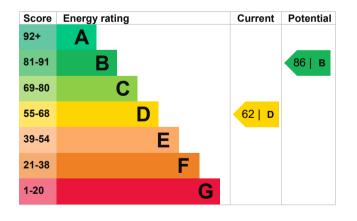
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, 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).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

<u>See how to improve this property's energy</u> 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	Cavity wall, filled cavity	Good
Roof	Pitched, 150 mm loft insulation	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 254 kilowatt hours per square metre (kWh/m2).

Environmental impac property	t of this	This property produces	4.1 tonnes of CO2
This property's current enviro rating is D. It has the potentia		This property's potential production	1.4 tonnes of CO2
Properties are rated in a scal based on how much carbon of produce.	lioxide (CO2) they	By making the <u>recommend</u> could reduce this property's 2.7 tonnes per year. This w environment.	s CO2 emissions by
Properties with an A rating pr	oduce less CO2		
than G rated properties. An average household	6 tonnes of CO2	Environmental impact rating assumptions about average energy use. They may not	e occupancy and reflect how energy is
produces		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 D (62) to B (86).

Step	Typical installation cost	Typical yearly saving
1. Floor insulation	£800 - £1,200	£71.13
2. Hot water cylinder thermostat	£200 - £400	£84.92
3. Heating controls (TRVs)	£350 - £450	£28.03
4. Condensing boiler	£2,200 - £3,000	£155.54
5. Solar water heating	£4,000 - £6,000	£38.06
6. Solar photovoltaic panels	£9,000 - £14,000	£233.35

Paying for energy improvements

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

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£976
Potential saving	£378

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 <u>complete each</u> recommended step in order.

For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> (<u>https://www.simpleenergyadvice.org.uk/</u>).

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	8191 kWh per year
Water heating	3279 kWh per year
Potential energy insulation	savings by installing
Type of insulation	Amount of energy saved
Loft insulation	279 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

Assessor's name	John Corrigan
Telephone	01226320070
Email	j <u>ohnacorrigan@aol.com</u>

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

johnacorrigan@aol.com

STRO014044 0330 124 9660 certification@stroma.com

No related party 28 August 2014 28 August 2014 RdSAP