Energy performance certificate (EPC)

25 Dolphin Way
Gristhorpe
FILEY
YO14 9PU

Energy rating
Valid until: 16 June 2029

Certificate number: 8971-7026-5490-1264-4992

Property type Detached bungalow

Total floor area 36 square metres

Rules on letting this property



You may not be able to let this property

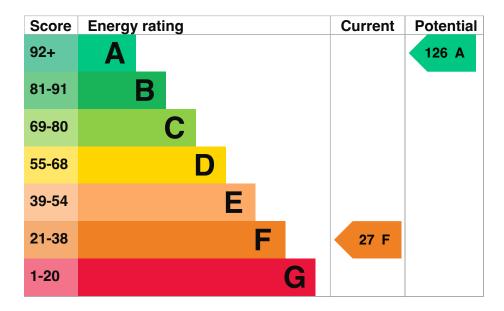
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

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

Energy rating and score

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

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

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
Roof	Pitched, 100 mm loft insulation	Average
Window	Fully double glazed	Average
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 all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 732 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £1,444 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 £901 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2019** 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:

- 6,287 kWh per year for heating
- 2,053 kWh per year for hot water

Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.

Carbon emissions

An average household produces	6 tonnes of CO2
This property produces	4.4 tonnes of CO2
This property's potential production	0.1 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.

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£65
2. Floor insulation (suspended floor)	£800 - £1,200	£185
3. Add additional 80 mm jacket to hot water cylinder	£15 - £30	£61
4. High heat retention storage heaters	£1,200 - £1,800	£540
5. Solar water heating	£4,000 - £6,000	£49
6. Solar photovoltaic panels	£3,500 - £5,500	£332
7. Wind turbine	£15,000 - £25,000	£652

Help paying for energy improvements

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

More ways to save energy

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

Who to contact about this certificate

Type of assessment

Contacting the assessor
If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created

Assessor's name	Ian Calvert
Telephone	07706257033
Email	ian.calvert@yesenergysolutions.co.uk

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	STRO022854	
Telephone	0330 124 9660	
Email	certification@stroma.com	
About this assessment		
Assessor's declaration	No related party	
Date of assessment	14 June 2019	
Date of certificate	17 June 2019	

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