Energy performance certificate (EPC)				
7 Porter Terrace Murton SEAHAM SR7 9PL	Energy rating	Valid until: 29 June 2033 Certificate number: 1817-5626-4010-1291-4226		
Property type	Semi-detached house			
Total floor area		83 square metres		

Rules on letting this property

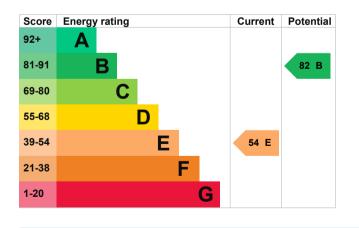
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance for landlords on the regulations and exemptions</u> (<u>https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</u>).

Energy rating and score

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

<u>See how to improve this property's energy</u> <u>efficiency</u>.



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, as built, no insulation (assumed)	Poor	
Roof	Pitched, 100 mm loft insulation	Average	
Window	Fully double glazed	Average	
Main heating	Boiler and radiators, mains gas	Good	
Main heating control	Programmer, no room thermostat	Very poor	
Hot water	From main system	Good	
Lighting	Low energy lighting in 33% of fixed outlets	Average	
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 349 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

• Cavity fill is recommended

How this affects your energy bills

An average household would need to spend £1,165 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 £438 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:

- 14,561 kWh per year for heating
- 2,133 kWh per year for hot water

This property produces	5.1 tonnes of CO2
This property's potential production	2.0 tonnes of CO2
You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
	This property's potential production You could improve this prop emissions by making the su This will help to protect the These ratings are based or average occupancy and en living at the property may u

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£26
2. Cavity wall insulation	£500 - £1,500	£197
3. Floor insulation (solid floor)	£4,000 - £6,000	£56
4. Low energy lighting	£30	£28
5. Heating controls (room thermostat and TRVs)	£350 - £450	£97
6. Solar water heating	£4,000 - £6,000	£33
7. Solar photovoltaic panels	£3,500 - £5,500	£254

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 <u>www.gov.uk/improve-energy-efficiency</u>.

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
Telephone
Email

Daniel Lockhart 07803608935 danlockhart@mac.com

Contacting the accreditation scheme

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

Accreditation scheme Assessor's ID Telephone Email Stroma Certification Ltd STRO006701 0330 124 9660 certification@stroma.com

About this assessment

Assessor's declaration Date of assessment Date of certificate Type of assessment No related party 29 June 2023 30 June 2023 RdSAP