Energy performance certificate (EPC) 102 Main Street SEAHOUSES NE68 7TP Energy rating Valid until: 24 October 2034 Certificate number: 2647-1211-2117-1007-1810 Property type Detached house Total floor area 139 square metres

Rules on letting this property



You may not be able to let this property

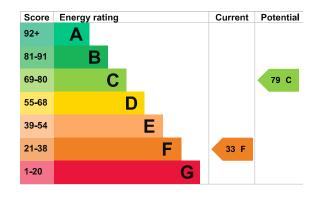
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read <u>guidance for landlords on the regulations and exemptions</u> (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be let if they have an energy rating from A to E. You could make changes to improve this property's energy rating.

Energy rating and score

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

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	Granite or whinstone, as built, no insulation (assumed)	Very poor
Roof	Pitched, 100 mm loft insulation	Average
Window	Fully double glazed	Good
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Average
Lighting	Low energy lighting in 52% of fixed outlets	Good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, wood logs	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

· Biomass secondary heating

Primary energy use

The primary energy use for this property per year is 334 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £2,984 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 £1,675 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** 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:

- 27,639 kWh per year for heating
- 2,984 kWh per year for hot water

Impact on the envi	ronment	This property produces	11.0 tonnes of CO2
This property's environme F. It has the potential to be		This property's potential production	3.7 tonnes of CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.		You could improve this preemissions by making the This will help to protect the	suggested changes.
Carbon emissions		These ratings are based on assumptions about average occupancy and energy use.	
An average household produces	6 tonnes of CO2	People living at the property may use different amounts of energy.	erty may use different

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£60
2. Internal or external wall insulation	£4,000 - £14,000	£1,208
3. Floor insulation (solid floor)	£4,000 - £6,000	£117
4. Low energy lighting	£50	£49
5. Condensing boiler	£2,200 - £3,000	£169

Step	Typical installation cost	Typical yearly saving
6. Solar water heating	£4,000 - £6,000	£70
7. Solar photovoltaic panels	£3,500 - £5,500	£490

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

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	Ryan Hunter
Telephone	07757791040
Email	info@hunt-a-epc.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	ECMK	
Assessor's ID	ECMK304782	
Telephone	0333 123 1418	
Email	info@ecmk.co.uk	
About this assessment		

Assessor's declaration	No related party
Date of assessment	25 October 2024
Date of certificate	25 October 2024
Type of assessment	RdSAP