Energy performance certificate (EPC)			
16 BEECH CLOSE KINGSTON UPON HULL HU3 2SW	Energy rating	Valid until:	12 May 2031
100 200		Certificate numbe	ər: 9178-0002-0205-1909-1200
Property type	Ground-floor flat		
Total floor area	31 square metres		

Rules on letting this property

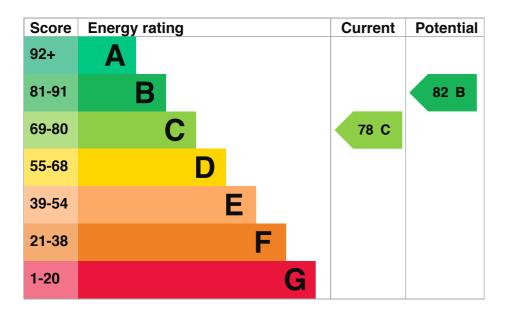
Properties can be let if they have an energy rating from A to E.

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 rating and score

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

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, as built, insulated (assumed)	Good
Window	Fully double glazed	Average
Main heating	Electric storage heaters	Average
Main heating control	Automatic charge control	Average
Hot water	Electric immersion, off-peak	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Portable electric heaters (assumed)	N/A

Primary energy use

The primary energy use for this property per year is 332 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £387 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 £66 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2021** 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:

- 1,623 kWh per year for heating
- 1,615 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is D. It has the potential to be C.

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

Carbon emissions

An average household produces	6 tonnes of CO2
This property produces	1.8 tonnes of CO2
This property's potential production	1.7 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. High heat retention storage heaters	£800 - £1,200	£65

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	Jack Shields
Telephone	07824775606
Email	j <u>ackepc247@gmail.com</u>

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	STR0032528
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Assessor's declaration	No related party
Date of assessment	13 May 2021
Date of certificate	13 May 2021
Type of assessment	<u>RdSAP</u>