Energy performance certificate (EPC)			
16, Swaledale Mews BRIDLINGTON YO16 6FA	Energy rating	Valid until:	26 November 2023
		Certificate number:	8607-6329-4469-3928-5902
Property type		Detached bungalow	v
Total floor area		95 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 current energy rating is D. It has the potential to be B.

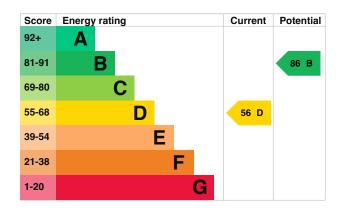
See how to improve this property's energy efficiency.

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, no insulation (assumed)	Poor
Roof	Pitched, 250 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system, no cylinder thermostat	Average
Lighting	Low energy lighting in 70% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 286 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 £1,107 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 £520 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2013** 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:

- 12,205 kWh per year for heating
- 4,508 kWh per year for hot water

Impact on the environment

Impact on the environ	ment	This property produces	5.2 tonnes of CO2	
This property's current environ It has the potential to be B.	mental impact rating is E.	This property's potential production	1.5 tonnes of CO2	
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.		
Carbon emissions		These ratings are based on as occupancy and energy use. Pe property may use different amo	eople living at the	
An average household produces	6 tonnes of CO2			

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£133.10
2. Floor insulation	£800 - £1,200	£123.16
3. Increase hot water cylinder insulation	£15 - £30	£31.30
4. Low energy lighting	£15	£13.21
5. Hot water cylinder thermostat	£200 - £400	£67.14
6. Condensing boiler	£2,200 - £3,000	£115.91
7. Solar water heating	£4,000 - £6,000	£36.20
8. Solar photovoltaic panels	£9,000 - £14,000	£233.31

Help paying for energy improvements

You might be able to get a grant from the Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme). 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	Bradley Mather
Telephone	01914841110
Email	bradmather.dea@live.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	STR0014493	
Telephone	0330 124 9660	
Email	certification@stroma.com	
About this assessment		
Assessor's declaration	No related party	
Date of assessment	8 November 2013	
Date of certificate	27 November 2013	
Type of assessment	RdSAP	