

# Energy performance certificate (EPC)

87, Cornwall Street  
HARTLEPOOL  
TS25 5RG

Energy rating

**D**

Valid until: **23 June 2024**

Certificate number: **2478-3019-7256-1884-6910**

Property type

Mid-terrace house

Total floor area

82 square metres

## Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy efficiency rating for this property

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

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		78   <b>C</b>
55-68	<b>D</b>	58   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Solid brick, with external insulation	Good
Roof	Pitched, no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	No time or thermostatic control of room temperature	Very poor
Hot water	From main system	Good
Lighting	No low energy lighting	Very poor
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 279 kilowatt hours per square metre (kWh/m<sup>2</sup>).

### Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO<sub>2</sub>). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO<sub>2</sub> emissions.

An average household produces 6 tonnes of CO<sub>2</sub>

This property produces 4.4 tonnes of CO<sub>2</sub>

This property's potential production 2.4 tonnes of CO<sub>2</sub>

By making the [recommended changes](#), you could reduce this property's CO<sub>2</sub> emissions by 2.0 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

### How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from D (58) to C (78).

Recommendation	Typical installation cost	Typical yearly saving
1. Floor insulation	£800 - £1,200	£45.51
2. Low energy lighting	£35	£42.63
3. Heating controls (programmer, thermostat, TRVs)	£350 - £450	£115.29
4. Solar water heating	£4,000 - £6,000	£42.55
5. Solar photovoltaic panels	£9,000 - £14,000	£226.25

## Paying for energy improvements

[Find energy grants and ways to save energy in your home. \(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

## Estimated energy use and potential savings

Estimated yearly energy cost for this property £1009

Potential saving £246

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice \(https://www.simpleenergyadvice.org.uk\)](https://www.simpleenergyadvice.org.uk).

## Heating use in this property

Heating a property usually makes up the majority of energy costs.

### Estimated energy used to heat this property

Space heating 13930 kWh per year

Water heating 2760 kWh per year

## Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Loft insulation	4570 kWh per year

You might be able to receive [Renewable Heat Incentive payments \(https://www.gov.uk/domestic-renewable-heat-incentive\)](https://www.gov.uk/domestic-renewable-heat-incentive). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

### Assessor contact details

Assessor's name	David Culling
Telephone	08700421267
Email	<a href="mailto:admin@energy-smart.uk.com">admin@energy-smart.uk.com</a>

### Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO018079
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

### Assessment details

Assessor's declaration	No related party
Date of assessment	23 June 2014
Date of certificate	24 June 2014
Type of assessment	<a href="#">RdSAP</a>

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## Green Deal Plan

Energy efficiency improvements were made to this property by a [Green Deal Plan \(https://www.gov.uk/green-deal-energy-saving-measures/moving-into-a-property-with-a-green-deal\)](https://www.gov.uk/green-deal-energy-saving-measures/moving-into-a-property-with-a-green-deal).

Before buying or renting this property, you should ask the property's owner for a copy of the plan. You can also get a copy of the plan from the plan's provider with the owner's consent.

### Cost of the plan

Plan charges:

- are payable as part of the electricity bill
- reduce as each improvement is paid off

Current charge	£168 per year
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Estimated saving	£176 per year
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Payment period start	18 July 2014
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Payment period end	28 July 2039
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Interest rate payable	fixed at 9.1% APR
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This is the current charge, but the charge can change over time depending on the details of the plan. The plan can be paid off early, although extra costs may apply.

The estimated saving is based on:

- the original Green Deal assessment
- the improvements made by the plan
- typical energy use for this type of property, using current energy prices

Internal wall insulation (100mm) to 100% of insulated Paid off 11 March 2039  
solid wall: Insuletics

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### Plan and provider details

Plan number	AC0000041301
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Provider	Greendeal Express
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Telephone	01482420257
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Email

[team@greendealexpress.com](mailto:team@greendealexpress.com)

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