Energy performance certificate (EPC)

First Floor Front Flat 31 Grant Street CLEETHORPES DN35 8AT	Energy rating **D**	Valid until:	**28 October 2036**
		Certificate number:	**0636-4920-8609-0251-7222**

roperty type	Top-floor flat
otal floor area	39 square metres

Rules on letting this property

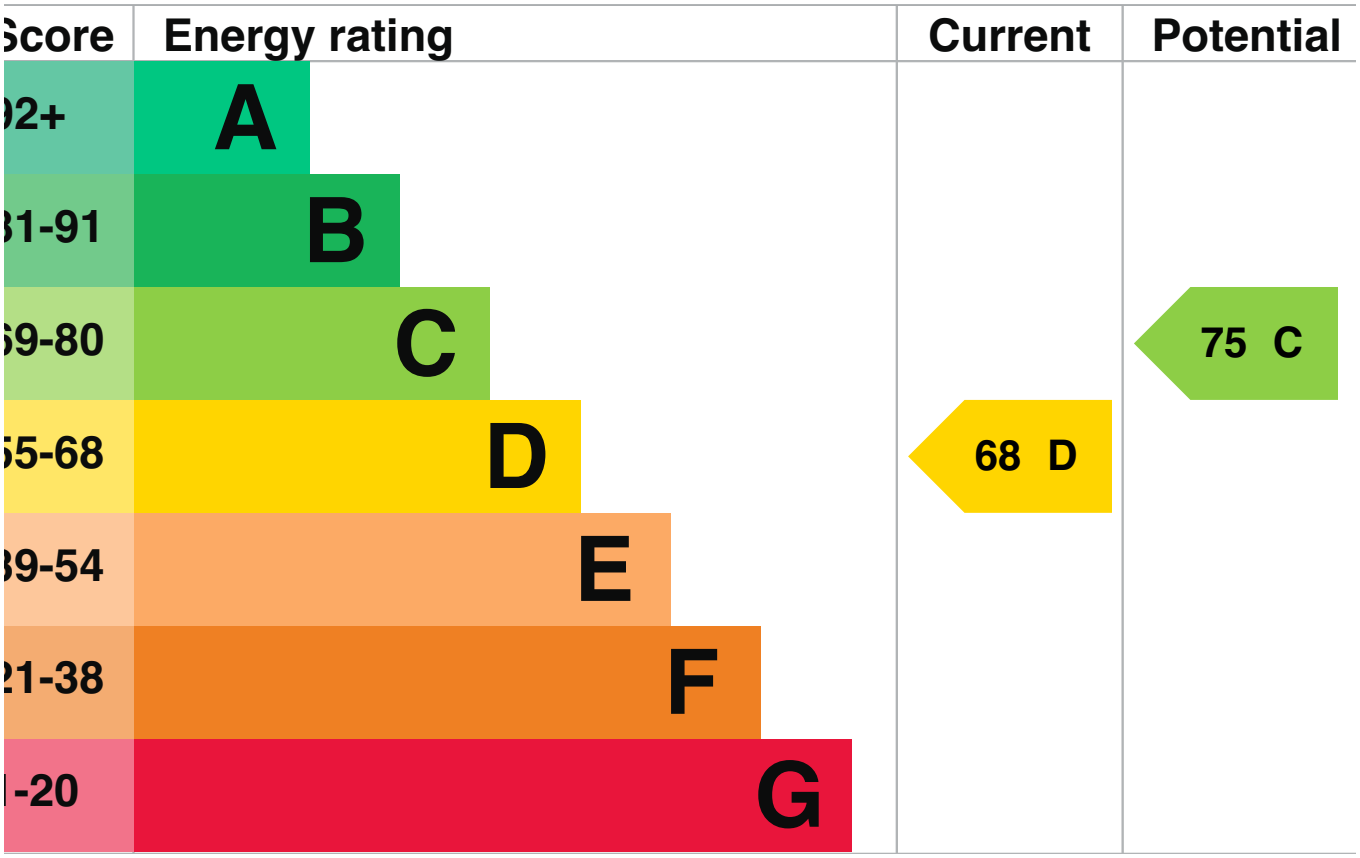
operties can be let if they have an energy rating from A to E.

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

Energy rating and score

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

e how to improve this property's energy efficiency.



e graph shows this property's current and potential energy rating.

operties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lowe ur energy bills are likely to be.

r properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

eatures in this property

atures get a rating from very good to very poor, based on how energy efficient they are. Ratings are not sed on how well features work or their condition.

sumed ratings are based on the property's age and type. They are used for features the assessor could t inspect.

ature	Description	Rating
all	Solid brick, as built, no insulation (assumed)	Very poor
oof	Pitched, 250 mm loft insulation	Good
ndow	Fully double glazed	Average
ain heating	Electric storage heaters	Average
ain heating control	Manual charge control	Poor
t water	Electric instantaneous at point of use	Very poor
ghting	Good lighting efficiency	Good
oor	(another dwelling below)	N/A
tightness	(not tested)	N/A
condary heating	Portable electric heaters (assumed)	N/A

rimary energy use

e primary energy use for this property per year is 204 kilowatt hours per square metre (kWh/m2).

About primary energy use

mart meters

is property had **no smart meters** when it was assessed.

nart meters help you understand your energy use and how you could save money. They may help you cess better energy deals.

nd out how to get a smart meter (https://www.smartenergygb.org/)

low this affects your energy bills

average household would need to spend **£1,038 per year on heating, hot water and lighting** in this operty. These costs usually make up the majority of your energy bills.

u could **save £276 per year** if you complete the suggested steps for improving this property's energy ing.

is is **based on average costs in 2026** when this EPC was created. People living at the property may us ferent amounts of energy for heating, hot water and lighting.

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eating this property

timated energy needed in this property is:

- 3,994 kWh per year for heating
- 1,137 kWh per year for hot water

mpact on the environment

is property's environmental impact rating is B. It has the potential to be A.

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

arbon emissions

n average household produces	6 tonnes of CO
his property produces	0.7 tonnes of CO
his property's potential roduction	0.5 tonnes of CO

u could improve this property's CO2 emissions by making the suggested changes. This will help to prote e environment.

ese ratings are based on assumptions about average occupancy and energy use. People living at the operty may use different amounts of energy.

teps you could take to save energy

Do I need to follow these steps in order?

tep 1: Internal wall insulation

ypical installation cost	£7,500 - £11,00
ypical yearly saving	£27
otential rating after completing ep 1	75 C

dvice on making energy saving improvements

t detailed recommendations and cost estimates

elp paying for energy saving improvements

u may be eligible for help with the cost of improvements:

Free energy saving improvements: Warm Homes Local Grant (WHLG)
Heat pumps and biomass boilers: Boiler Upgrade Scheme
Help from your energy supplier: Energy Company Obligation

Who to contact about this certificate

ontacting the assessor

ou're unhappy about your property's energy assessment or certificate, you can complain to the assesso o created it.

ssessor's name	Nigel Kersey
elephone	07479 225 299
mail	nigelkersey@btinternet.com

ontacting the accreditation scheme

ou're still unhappy after contacting the assessor, you should contact the assessor's accreditation schem

ccreditation scheme	Elmhurst Energy Systems Ltd
ssessor's ID	EES/018947
elephone	01455 883 250
mail	enquiries@elmhurstenergy.co.uk

bout this assessment

ssessor's declaration	No related party
ate of assessment	29 October 2026
ate of certificate	29 October 2026
ype of assessment	▶ RdSAP

ther certificates for this property

ou are aware of previous certificates for this property and they are not listed here, please contact us at nclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am 5pm).

ere are no related certificates for this property.

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Service performance (/service-performance)

OGL
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