| Energy performance certificate (EPC)               |                   |  |  |
|--|-------------------|--|--|
| 31 Ravensworth Street En<br>BEDLINGTON<br>NE22 7JP | Energy rating     | Valid until: <b>14 May 2033</b>              |  |
|  | U                 | Certificate number: 2160-6665-3170-1008-5191 |  |
| Property type                                      | Mid-terrace house |  |  |
| Total floor area                                   |                   | 91 square metres                             |  |

### Rules on letting this property

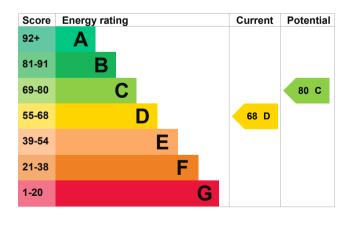
Properties can be let if they have an energy rating from A to E.

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

## **Energy rating and score**

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

<u>See how to improve this property's energy</u> <u>efficiency</u>.



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, filled cavity                          | Average   |
| Wall                 | Cavity wall, as built, partial insulation (assumed) | Average   |
| Roof                 | Pitched, no insulation (assumed)                    | Very poor |
| Roof                 | Flat, limited insulation (assumed)                  | Poor      |
| Roof                 | Pitched, limited insulation (assumed)               | Poor      |
| Window               | Fully double glazed                                 | Average   |
| Main heating         | Boiler and radiators, mains gas                     | Good      |
| Main heating control | Programmer, room thermostat and TRVs                | Good      |
| Hot water            | From main system                                    | Good      |
| Lighting             | Low energy lighting in 90% of fixed outlets         | Very good |
| Floor                | Suspended, no insulation (assumed)                  | N/A       |
| 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 238 kilowatt hours per square metre (kWh/m2).

| Environmental impa<br>property   | act of this       | This property's potential production   | 2.6 tonnes of CO2 |
|--|-------------------|--|-------------------|
| This property's current env rating is D. It has the poten                              | •                 | You could improve this prop  | 5                 |
| Properties get a rating from<br>on how much carbon dioxic<br>produce each year. CO2 ha | le (CO2) they     | emissions by making the su<br>This will help to protect the<br>Environmental impact rating                                     | environment.      |
| An average household produces  | 6 tonnes of CO2   | assumptions about average occupancy a<br>energy use. They may not reflect how en-<br>consumed by the people living at the proj |                   |
| This property produces   | 3.8 tonnes of CO2 |  |                   |

## Changes you could make

| Step                                  | Typical installation cost | Typical yearly saving |
|---------------------------------------|---------------------------|-----------------------|
| 1. Floor insulation (suspended floor) | £800 - £1,200             | £70                   |
| 2. Solar water heating                | £4,000 - £6,000           | £80                   |
| 3. Solar photovoltaic panels          | £3,500 - £5,500           | £649                  |

#### 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.

## Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

| Estimated yearly energy cost for this property             | £1908 |
|--|-------|
| Potential saving if you<br>complete every step in<br>order | £151  |

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.

#### Heating use in this property

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

# Estimated energy used to heat this property

| Type of heating             | Estimated energy used  |
|-----------------------------|------------------------|
| Space heating               | 12394 kWh per year     |
| Water heating               | 2193 kWh per year      |
| Potential energy insulation | savings by installing  |
| Type of insulation          | Amount of energy saved |
| Loft insulation             | 2673 kWh per year      |
|                             | 257 KWh pervoor        |

Cavity wall insulation 357 kWh per year

#### Saving energy in this property

Find ways to save energy in your home by visiting <u>www.gov.uk/improve-energy-efficiency</u>.

## 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 | Darrin Wright       |
|-----------------|---------------------|
| Telephone       | 07760213528         |
| Email           | darrin22@live.co.uk |

#### Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

#### Assessment details

Assessor's declaration Date of assessment Date of certificate Type of assessment Quidos Limited QUID200949 01225 667 570 info@guidos.co.uk

No related party 15 May 2023 15 May 2023 RdSAP