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

Rules on letting this property

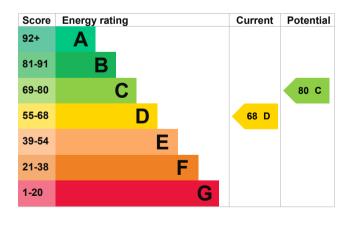
Properties can be let if they have an energy rating from A to E.

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 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 on how much carbon dioxic produce each year. CO2 ha	le (CO2) they	emissions by making the su This will help to protect the Environmental impact rating	environment.
An average household produces	6 tonnes of CO2	assumptions about average occupancy a energy use. They may not reflect how en- 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 complete every step in 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