Energy performance certificate (EPC)				
80, Burnside ASHINGTON NE63 9UE	Energy rating	Valid until: 19 September 2027		
		Certificate number: 0358-2841-7514-9093-4975		
Property type	Semi-detached house			
Total floor area		65 square metres		

# Rules on letting this property

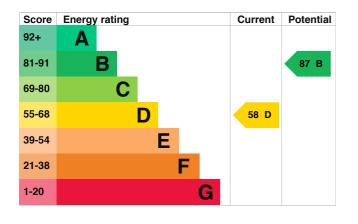
Properties can be let if they have an energy rating from A to E.

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 B.

<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, as built, no insulation (assumed)	Poor
Roof	Pitched, 200 mm loft insulation	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Room thermostat only	Poor
Hot water	From main system	Good
Lighting	No low energy lighting	Very poor
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

### Primary energy use

The primary energy use for this property per year is 330 kilowatt hours per square metre (kWh/m2).

## **Additional information**

Additional information about this property:

Cavity fill is recommended

Environmental impa property	act of this	This property's potential production	1.0 tonnes of CO2
This property's current env rating is D. It has the poten		You could improve this prop	perty's 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.		emissions by making the suggested changes. This will help to protect the environment.	
An average household produces	6 tonnes of CO2	Environmental impact rating assumptions about average energy use. They may not consumed by the people liv	e occupancy and reflect how energy is
This property produces	3.7 tonnes of CO2		

# Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£195
2. Floor insulation (solid floor)	£4,000 - £6,000	£47
3. Low energy lighting	£30	£37
4. Condensing boiler	£2,200 - £3,000	£63
5. Solar water heating	£4,000 - £6,000	£32
6. Solar photovoltaic panels	£5,000 - £8,000	£278

### 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	£897
Potential saving if you complete every step in order	£373

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 9363 kWh per year Water heating 1929 kWh per year Potential energy savings by installing insulation

Type of insulation Amount of energy saved

**Cavity wall insulation** 3124 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	Jonathan Ball
Telephone	0203 397 8220
Email	help@epconline.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 QUID204998 01225 667 570 info@quidos.co.uk

No related party 19 September 2017 20 September 2017 RdSAP