Energy performance certificate (EPC)

18 Kingsley Road Lynemouth MORPETH NE61 5YD Energy rating

Valid until: 26 May 2032

Certificate number: 2839-1006-8215-1732-2210

Property type

Semi-detached house

Total floor area

74 square metres

Rules on letting this property

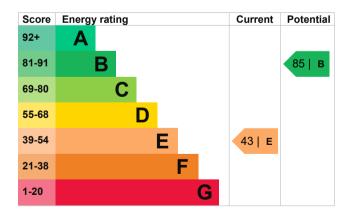
Properties can be let if they have an energy rating from A to E.

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

Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be B.

See how to improve this property's energy performance.



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	Cavity wall, filled cavity	Average
Roof	Pitched, 300 mm loft insulation	Very good
Window	Fully double glazed	Average
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	Electric immersion, standard tariff	Very poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

Primary energy use

The primary energy use for this property per year is 387 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property		5.0 tonnes of CO2
This property's current environmental impact rating is E. It has the potential to be D.		3.7 tonnes of CO2
Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.		s CO2 emissions by
produce less CO2		
than G rated properties.		•
6 tonnes of CO2		reflect how energy is
ri	ronmental impact ial to be D. ale from A to G dioxide (CO2) they produce less CO2	This property's potential production This property's potential production By making the recommend could reduce this property's 1.3 tonnes per year. This we environment. Produce less CO2 Environmental impact rating assumptions about average energy use. They may not the production

Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from E (43) to B (85).

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (solid floor)	£4,000 - £6,000	£117
2. High heat retention storage heaters	£1,600 - £2,400	£717
3. Solar water heating	£4,000 - £6,000	£63
4. Solar photovoltaic panels	£3,500 - £5,500	£352

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	£1775
Potential saving if you complete every step in order	£896

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	7966 kWh per year
Water heating	1775 kWh per year

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

Saving energy in this property

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

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 Todd Riley
Telephone 07763559521

Email <u>toddriley@hotmail.co.uk</u>

Accreditation scheme contact details

Accreditation scheme Stroma Certification Ltd

Assessor ID STRO026788
Telephone 0330 124 9660

Email <u>certification@stroma.com</u>

Assessment details

Assessor's declaration

Date of assessment

Date of certificate

Type of assessment

No related party
27 May 2022
27 May 2022
RdSAP