# Energy performance certificate (EPC) 15 Ashfield Avenue Whickham NEWCASTLE UPON TYNE NE16 4SS Property type Semi-detached house Total floor area Total floor area Total floor area Energy rating Valid until: 22 January 2033 Certificate number: 0390-2357-8290-2127-4341 Total floor area 175 square metres

### Rules on letting this property

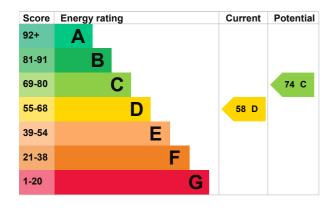
Properties can be let if they have an energy rating from A to E.

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

## **Energy rating and score**

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

See how to improve this property's energy efficiency.



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	Solid brick, as built, no insulation (assumed)	Poor
Wall	Cavity wall, as built, partial insulation (assumed)	Average
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Pitched, 150 mm loft insulation	Good
Window	Single glazed	Very poor
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 67% of fixed outlets	Good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

#### Primary energy use

The primary energy use for this property per year is 303 kilowatt hours per square metre (kWh/m2).

# How this affects your energy bills

An average household would need to spend £2,058 per year on heating, hot water and lighting in this property. These costs usually make up the majority of your energy bills.

You could **save £510 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

#### Heating this property

Estimated energy needed in this property is:

- 33,662 kWh per year for heating
- 1,991 kWh per year for hot water

# Impact on the environment

This property's current environmental impact rating is E. It has the potential to be D.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.

#### **Carbon emissions**

An average	е
household	produces

6 tonnes of CO2

This property produces

This property's potential production

9.4 tonnes of CO2

6.0 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

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

### Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£218
2. Floor insulation (suspended floor)	£800 - £1,200	£72
3. Draught proofing	£80 - £120	£56
4. Low energy lighting	£25	£38
5. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£125
6. Solar photovoltaic panels	£3,500 - £5,500	£374

## Help 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.

#### More ways to save energy

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

## Who to contact about this certificate

#### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Peter Gillon	
Telephone	01495 234 300	
Email	epcquery@vibrantenergymatters.co.uk	

# Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/011910
Telephone	01455 883 250
Email <u>enquiries@elmhurstenergy.co.uk</u>	
About this assessment Assessor's declaration	No related party
Date of assessment	23 January 2023
Date of certificate	23 January 2023
Type of assessment	RdSAP