Energy performance certificate (EPC)				
29 Myott Avenue NEWCASTLE ST5 2EP	Energy rating	Valid until: 21 September 2033		
		Certificate number: 2151-1191-1622-6414-1111		
Property type	Semi-detached house			
Total floor area	117 square metres			

Rules on letting this property

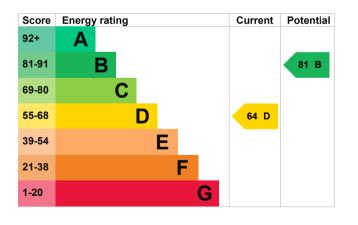
Properties can be let if they have an energy rating from A to E.

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

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
Wall	Cavity wall, as built, insulated (assumed)	Very good
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, insulated (assumed)	Good
Roof	Pitched, 75 mm loft insulation	Average
Window	Mostly double glazing	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	TRVs and bypass	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 92% of fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Floor	Solid, insulated (assumed)	N/A
Secondary heating	Room heaters, smokeless fuel	N/A

Primary energy use

The primary energy use for this property per year is 248 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £2,558 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 £735 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:

- 15,836 kWh per year for heating
- 2,284 kWh per year for hot water

This property produces

5.7 tonnes of CO2

Impact on the environment

This property's current environmental impact rating is E. It has the potential to be C. Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.		This property's potential production	3.0 tonnes of CO2
		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
Carbon emissions			
An average household produces	6 tonnes of CO2	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. Increase loft insulation to 270 mm	£100 - £350	£83
2. Cavity wall insulation	£500 - £1,500	£89
3. Internal or external wall insulation	£4,000 - £14,000	£393
4. Heating controls (room thermostat)	£350 - £450	£80
5. Solar water heating	£4,000 - £6,000	£87
6. Solar photovoltaic panels	£3,500 - £5,500	£647

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
Telephone
Email

Robert Horton 01782610546 roberth@firstpropertyservices.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 Assessor's ID Telephone Email ECMK ECMK300673 0333 123 1418 info@ecmk.co.uk

About this assessment

Assessor's declaration Date of assessment Date of certificate Type of assessment No related party 21 September 2023 22 September 2023 RdSAP