| Energy performance certificate (EPC)       |                   |  |  |  |
|--|-------------------|--|--|--|
| 18 St. Johns Place<br>NEWCASTLE<br>ST5 6HQ | Energy rating     | Valid until: <b>14 November 2033</b>         |  |  |
|  | U                 | Certificate number: 2824-5141-6571-1711-2715 |  |  |
| Property type                              | Mid-terrace house |  |  |  |
| Total floor area                           |                   | 73 square metres                             |  |  |

# Rules on letting this property

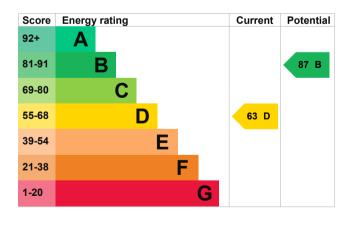
Properties can be let if they have an energy rating from A to E.

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, filled cavity                  | Average   |
| Roof                 | Pitched, 150 mm loft insulation             | Good      |
| Window               | Fully double glazed                         | Good      |
| Main heating         | Boiler and radiators, mains gas             | Good      |
| Main heating control | Programmer, TRVs and bypass                 | Average   |
| Hot water            | From main system                            | Average   |
| Lighting             | Low energy lighting in 71% of fixed outlets | Very good |
| 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 284 kilowatt hours per square metre (kWh/m2).

# How this affects your energy bills

An average household would need to spend £1,952 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 £695 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:

- 7,120 kWh per year for heating
- 2,746 kWh per year for hot water

This property produces

# Impact on the environment

| This property's current environmental impact rating is D. It has the potential to be B.  | This property's potential production   | 1.3 tonnes of CO2 |
|--|--|-------------------|
| Properties get a rating from A (best) to G (worst)<br>on how much carbon dioxide (CO2) they<br>produce each year. CO2 harms the environment. | You could improve this property's CO2  |                   |
| Carbon emissions   | emissions by making the suggested changes.<br>This will help to protect the environment. |                   |
|  | These ratings are based or   | assumptions about |

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.

3.6 tonnes of CO2

## Changes you could make

An average household

produces

| Step   | Typical installation cost | Typical yearly saving |
|--|---------------------------|-----------------------|
| 1. Floor insulation (solid floor)                    | £4,000 - £6,000           | £117                  |
| 2. Add additional 80 mm jacket to hot water cylinder | £15 - £30                 | £27                   |
| 3. Low energy lighting                               | £10                       | £36                   |
| 4. Heating controls (room thermostat)                | £350 - £450               | £123                  |
| 5. Condensing boiler                                 | £2,200 - £3,000           | £295                  |
| 6. Solar water heating                               | £4,000 - £6,000           | £98                   |
| 7. Solar photovoltaic panels                         | £3,500 - £5,500           | £727                  |

### Help paying for energy improvements

You might be able to get a grant from the Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgradescheme). 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           |

Josh Tomley 01782610546 josht@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 ECMK304950 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 15 November 2023 15 November 2023 RdSAP