Energy performance certificate (EPC)				
8, Chapel Street May Bank NEWCASTLE ST5 9LY	Energy rating	Valid until: <b>1 March 2029</b> Certificate number: <b>8191-7027-6800-9352-9902</b>		
Property type	End-terrace house			
Total floor area		72 square metres		

# Rules on letting this property

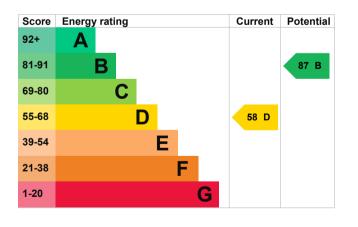
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (<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	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 270 mm loft insulation	Good
Roof	Pitched, limited insulation (assumed)	Very poor
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	Good
Lighting	Low energy lighting in 25% of fixed outlets	Average
Floor	Solid, no insulation (assumed)	N/A
Floor	To external air, no insulation (assumed)	N/A
Secondary heating	None	N/A

### Primary energy use

The primary energy use for this property per year is 339 kilowatt hours per square metre (kWh/m2).

### How this affects your energy bills

An average household would need to spend £924 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 £396 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2019** 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:

- 13,633 kWh per year for heating
- 1,941 kWh per year for hot water

Impact on the environment		This property produces	4.3 tonnes of CO2
This property's current environmental impact rating is E. 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) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment. <b>Carbon emissions</b>		You could improve this prop emissions by making the su This will help to protect the	uggested changes.
An average household produces	6 tonnes of CO2	These ratings are based or average occupancy and en living at the property may u of energy.	iergy use. People

# Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£231
2. Floor insulation (solid floor)	£4,000 - £6,000	£51
3. Low energy lighting	£30	£35
4. Heating controls (room thermostat)	£350 - £450	£51
5. Solar water heating	£4,000 - £6,000	£26
6. Solar photovoltaic panels	£5,000 - £8,000	£299

### 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 <u>www.gov.uk/improve-energy-efficiency</u>.

# 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

Andrew Walker 07976030034 andy@w4-epc.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	ECM
Assessor's ID	ECM
Telephone	0333
Email	<u>info(</u>

ECMK ECMK301871 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 2 March 2019 2 March 2019 RdSAP