

Energy performance certificate (EPC)



This certificate is not valid. A new certificate has replaced this one.

See the new certificate by visiting www.gov.uk/find-energy-certificate

Get help with certificates for this property

If you need help finding the new certificate or if you know of other certificates for this property that are not listed here, contact the Department for Levelling Up, Housing and Communities (DLUHC).

dluhc.digital-services@levellingup.gov.uk
Telephone: 020 3829 0748

| | | |
|---|---------------------------|--|
| 219, Seabridge Lane NEWCASTLE ST5 3LS | Energy rating E | Valid until: 22 March 2026 <hr/> Certificate number: 2378-4022-7247-4036-5920 |
|---|---------------------------|--|

| | |
|------------------|-------------------|
| Property type | Detached bungalow |
| Total floor area | 118 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-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

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

[See how to improve this property's energy efficiency.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 78 C |
| 55-68 | D | | |
| 39-54 | E | 45 E | |
| 21-38 | F | | |
| 1-20 | G | | |

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 | Good |
| Roof | Pitched, no insulation (assumed) | Very poor |
| Roof | Roof room(s), ceiling insulated | Poor |
| Window | Mostly double glazing | Poor |
| Main heating | Boiler and radiators, mains gas | Good |
| Main heating control | Programmer, no room thermostat | Very poor |
| Hot water | From main system, no cylinder thermostat | Average |
| Lighting | Low energy lighting in 7% of fixed outlets | Very poor |
| 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 413 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£1,865 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 £888 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2016** 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:

- 22,527 kWh per year for heating
- 3,356 kWh per year for hot water

Impact on the environment

This property's current environmental impact rating is F. 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.

Carbon emissions

An average household produces 6 tonnes of CO₂

| | |
|------------------------|-------------------------------|
| This property produces | 8.6 tonnes of CO ₂ |
|------------------------|-------------------------------|

| | |
|--------------------------------------|-------------------------------|
| This property's potential production | 3.3 tonnes of CO ₂ |
|--------------------------------------|-------------------------------|

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. Room-in-roof insulation | £1,500 - £2,700 | £357 |
| 2. Floor insulation (solid floor) | £4,000 - £6,000 | £107 |
| 3. Low energy lighting | £65 | £52 |
| 4. Heating controls (room thermostat and TRVs) | £350 - £450 | £130 |
| 5. Condensing boiler | £2,200 - £3,000 | £196 |

| Step | Typical installation cost | Typical yearly saving |
|------------------------------|---------------------------|-----------------------|
| 6. Solar water heating | £4,000 - £6,000 | £46 |
| 7. Solar photovoltaic panels | £5,000 - £8,000 | £270 |

Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). 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 | David Higson |
| Telephone | 01782 211150 |
| Email | survey@bjbmail.com |

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/011139 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

About this assessment

| | |
|------------------------|-----------------------|
| Assessor's declaration | No related party |
| Date of assessment | 23 March 2016 |
| Date of certificate | 23 March 2016 |
| Type of assessment | RdSAP |
