Energy performance certificate (EPC)			
39 Clifton Street NEWCASTLE ST5 0JL	Energy rating	Valid until: 21 February 2033 Certificate number: 2321-1881-9539-1731-1736	
Property type	Mid-terrace house		
Total floor area		74 square metres	

Rules on letting this property

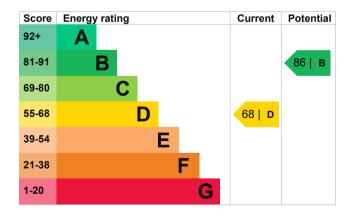
Properties can be let if they have an energy rating from A to E.

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 efficiency rating for this property

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> performance.



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 300 mm loft insulation	Very good
Window	Fully double glazed	Average
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 all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 223 kilowatt hours per square metre (kWh/m2).

ct of this	This property produces	2.9 tonnes of CO2	
This property's current environmental impact rating is D. It has the potential to be B.		1.2 tonnes of CO2	
Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.		By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 1.7 tonnes per year. This will help to protect the	
oduce less CO2	environment.		
6 tonnes of CO2	Environmental impact rating assumptions about average energy use. They may not consumed by the people live	e occupancy and reflect how energy is	
	al to be B. le from A to G based (CO2) they roduce less CO2	onmental impact al to be B.This property's potential productionThis property's potential productionThis property's potential productionThis property's potential productionBy making the recommend could reduce this property's 1.7 tonnes per year. This w environment.This property's potential productionBy making the recommend could reduce this property's 1.7 tonnes per year. This w environment.This property solutionBy making the recommend could reduce this property's 1.7 tonnes per year. This w environment.This property solutionEnvironmental impact rating assumptions about average energy use. They may not	

Improve this property's energy rating

Follow these steps to improve the energy rating and score.

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£208
2. Floor insulation (suspended floor)	£800 - £1,200	£96
3. Solar water heating	£4,000 - £6,000	£72
4. Solar photovoltaic panels	£3,500 - £5,500	£649

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.

Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£1585
Potential saving if you complete every step in order	£377

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property		
Type of heating	Estimated energy used	
Space heating	8206 kWh per year	
Water heating	1823 kWh per year	
Potential energy savings by installing insulation		
Type of insulation	Amount of energy saved	
Cavity wall insulation	1551 kWh per year	

Saving energy in this property

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

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Joanne Blood
Telephone	01782610546
Email	joanneb@firstpropertyservices.co.uk
Accorditation scheme contact datails	

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate Type of assessment ECMK

ECMK304901 0333 123 1418 info@ecmk.co.uk

No related party 22 February 2023 22 February 2023 RdSAP