Energy periormance certificate (EPC)

14/06/2024, 13:20

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

16 Forest Gate NEWCASTLE UPON TYNE NE12 9EF	Energy rating	Valid until:	5 June 2034
		Certificate number:	8800-6758-0122-8309-3643
Property type Detached house			
Total floor area	96 square metres		

Rules on letting this property

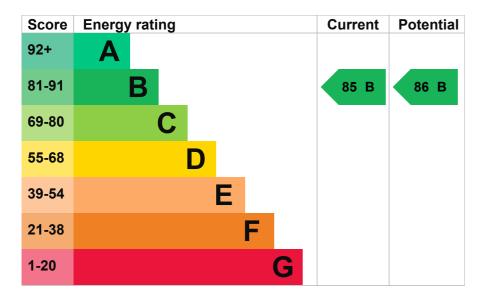
Properties can be let if they have an energy rating from A to E.

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).

Energy rating and score

This property's energy rating is B. It has the potential to be B.

See how to improve this property's energy efficiency.



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

Feature	Description	Rating
4/06/2024, 13:20 Wall	Energy performance certificate (EPC) – Find an energy certificate (SPC) – Find an energy certificate (assumed)	ficate – GOV.UK _{Good}
Roof	Pitched, 250 mm loft insulation	Good
Roof	Pitched, insulated (assumed)	Good
Window	Fully double glazed	Good
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	Solid, insulated (assumed)	N/A
Floor	To unheated space, insulated (assumed)	N/A
Secondary heating	None	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

· Solar photovoltaics

Primary energy use

The primary energy use for this property per year is 112 kilowatt hours per square metre (kWh/m2).

About primary energy use

How this affects your energy bills

An average household would need to spend £1,138 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 £87 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** 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:

- 7,731 kWh per year for heating
- 2,660 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is B. It has the potential to be B.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

Carbon emissions

14/96/2924dd 1/Ap20ve this property's CO2 emissions by making the suggestion of the property to bind at the perkety of the property of the pro

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Typical installation cost £4,000 - £6,000

Typical yearly saving £86

Potential rating after completing step 1

86 B

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

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	name James Burlison	
Telephone	07847303804	
Email jsbdevelopment@hotmail.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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/005346
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	5 June 2024
Date of certificate	6 June 2024
Type of assessment	► <u>RdSAP</u>

Certificate number

0726-2854-7135-9594-4965 (/energy-certificate/0726-2854-7135-9594-4965)

Valid until 13 July 2024

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