

# Energy performance certificate (EPC)

45, Klondyke Walk BLAYDON-ON-TYNE NE21 4FG	Energy rating	Valid until: <b>25 February 2029</b>
	<b>C</b>	Certificate number: <b>2168-2030-7312-6931-0970</b>

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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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 C. It has the potential to be B.

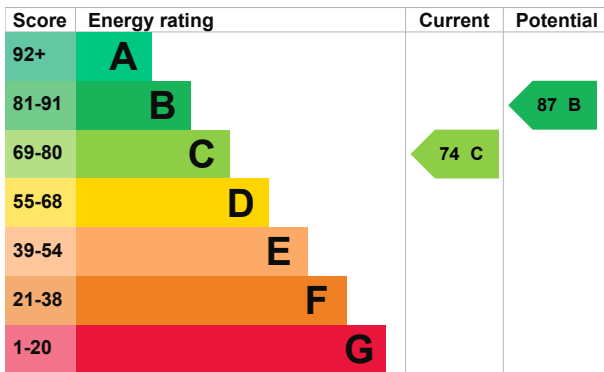
[See how to improve this property's energy efficiency.](#)

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

### 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
Walls	Average thermal transmittance 0.31 W/m <sup>2</sup> K	Good
Roof	Average thermal transmittance 0.14 W/m <sup>2</sup> K	Very good
Floor	Average thermal transmittance 0.21 W/m <sup>2</sup> K	Good
Windows	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Good
Lighting	Low energy lighting in 25% of fixed outlets	Average
Secondary heating	None	N/A
Air tightness	(not tested)	N/A

### Primary energy use

The primary energy use for this property per year is 172 kilowatt hours per square metre (kWh/m<sup>2</sup>).

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## How this affects your energy bills

An average household would need to spend **£681 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 £81 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.

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### Heating this property

Estimated energy needed in this property is:

- 7,246 kWh per year for heating
- 2,219 kWh per year for hot water

## Impact on the environment

This property's environmental impact rating is C. 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

An average household produces **6 tonnes of CO2**

This property produces **2.9 tonnes of CO2**

This property's potential production **1.7 tonnes of CO2**

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. Low energy lighting	£15	£44
2. Solar water heating	£4,000 - £6,000	£35
3. Solar photovoltaic panels	£5,000 - £8,000	£282

## 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](https://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	Paul Bainbridge
Telephone	07808 803 715
Email	<a href="mailto:paul.bainbridge@consultfes.co.uk">paul.bainbridge@consultfes.co.uk</a>

### Contacting the accreditation scheme

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

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO006208
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

### About this assessment

Assessor's declaration	No related party
Date of assessment	26 February 2019
Date of certificate	26 February 2019
Type of assessment	<a href="#">SAP</a>