## **Energy performance certificate (EPC)**

3 St Aidans Westmarket Street LYNEMOUTH NE61 5TS Energy rating

Valid until: 22 June 2032

Certificate number: 0914-0081-4316-6252-8210

Property type

Mid-terrace house

Total floor area

141 square metres

### Rules on letting this property

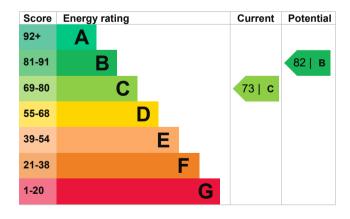
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance</u> for <u>landlords</u> on the <u>regulations</u> and <u>exemptions</u> (<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 C. It has the potential to be B.

<u>See how to improve this property's energy performance.</u>



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
Walls	Average thermal transmittance 0.25 W/m²K	Very good
Roof	Average thermal transmittance 0.17 W/m²K	Good
Floor	Average thermal transmittance 0.41 W/m²K	Average
Windows	Fully double glazed	Good
Main heating	Electric storage heaters	Average
Main heating control	Controls for high heat retention storage heaters	Good
Hot water	Gas multipoint	Poor
Lighting	Low energy lighting in all fixed outlets	Very good
Secondary heating	None	N/A
Air tightness	(not tested)	N/A

#### Primary energy use

The primary energy use for this property per year is 262 kilowatt hours per square metre (kWh/m2).

# **Environmental impact of this property**

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

Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.

Properties with an A rating produce less CO2 than G rated properties.

An average household produces

6 tonnes of CO2

This property produces 6.3 tonnes of CO2

This property's potential production 5.1 tonnes of CO2

By making the <u>recommended changes</u>, you could reduce this property's CO2 emissions by 1.2 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

## Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from C (73) to B (82).

Step	Typical installation cost	Typical yearly saving
1. Solar water heating	£4,000 - £6,000	£37
2. Solar photovoltaic panels	£3,500 - £5,500	£352

### Paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022)</u>. This will help you buy a more efficient, low carbon heating system for this property.

Find energy grants and ways to save energy in your home (https://www.gov.uk/improve-energy-efficiency).

# Estimated energy use and potential savings

Estimated yearly energy cost for this property	£1259
Potential saving	£37

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.

The potential saving shows how much money you could save if you <u>complete each</u> recommended step in order.

For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u>

(https://www.gov.uk/improve-energy-efficiency).

### 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	10459 kWh per year
Water heating	1629 kWh per year

# Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

### 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 David Norrington Telephone 07974449645

Email <u>david@thepropertyac.com</u>

#### Accreditation scheme contact details

Accreditation scheme Stroma Certification Ltd

Assessor ID STR0031330
Telephone 0330 124 9660

Email <u>certification@stroma.com</u>

#### **Assessment details**

Assessor's declaration No related party
Date of assessment 9 June 2022
Date of certificate 23 June 2022

Type of assessment SAP