Barton House Cottage E Whittingham ALNWICK NE66 4RS	Energy rating	Valid until:	16 June 2034
		Certificate number:	2131-6145-1154-1991-1681
Property type			

Property type

Detached house

Total floor area

187 square metres

Rules on letting this property

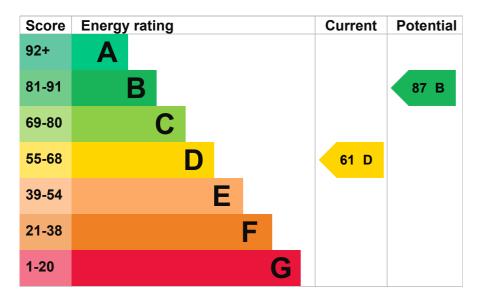
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standardlandlord-guidance).

Energy rating and score

This property's energy rating is D. 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

Wall	Cavity wall, filled cavity	Average
Roof	Roof room(s), ceiling insulated	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Time and temperature zone control	Very good
Hot water	Electric immersion, standard tariff	Very poor
Lighting	Low energy lighting in 93% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, wood logs	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:

· Biomass secondary heating

Primary energy use

The primary energy use for this property per year is 199 kilowatt hours per square metre (kWh/m2).

About primary energy use

How this affects your energy bills

An average household would need to spend £2,810 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 £674 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:

- 22,156 kWh per year for heating
- 2,320 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is D. 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

Typical yearly saving	£199
Potential rating after completing step 1	64 D
Step 2: Floor insulation (solid floor)	
Typical installation cost	£4,000 - £6,000
Typical yearly saving	£143
Potential rating after completing steps 1 and 2	66 D
Step 3: Solar water heating	
Typical installation cost	£4,000 - £6,000
Typical yearly saving	£332
Potential rating after completing steps 1 to 3	70 C
Step 4: Solar photovoltaic panels, 2.5 kWp	
Typical installation cost	£3,500 - £5,500
Typical yearly saving	£537
Potential rating after completing steps 1 to 4	75 C
Step 5: Wind turbine	
Typical installation cost	£15,000 - £25,000
Typical yearly saving	£1,111
Potential rating after completing steps 1 to 5	87 B

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). This will help you buy a more efficient, low carbon heating system for this property.

More ways to save energy

Assessor's name	Ryan Hunter
Telephone	07757791040
Email	info@hunt-a-epc.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	ECMK
Assessor's ID	ECMK304782
Telephone	0333 123 1418
Email	info@ecmk.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	17 June 2024
Date of certificate	17 June 2024
Type of assessment	► <u>RdSAP</u>

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at <u>dluhc.digital-services@levellingup.gov.uk</u> or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

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