Energy performance certificate (EPC)				
119, Beatrice Street ASHINGTON NE63 9BP	Energy rating	Valid until:	24 September 2027	
NE03 9BP	D	Certificate number:	8005-0195-5429-4727-8133	
Property type	Ν	lid-terrace house		
Total floor area	79 square metres			

# Rules on letting this property

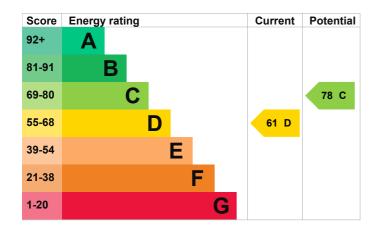
Properties can be let if they have an energy rating from A to E.

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 D. It has the potential to be C.

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



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
Wall	Cavity wall, filled cavity	Good
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Pitched, 270 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 75% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

### Primary energy use

The primary energy use for this property per year is 305 kilowatt hours per square metre (kWh/m2).

# How this affects your energy bills

An average household would need to spend **£929 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 £157 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2017** 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:

- 10,493 kWh per year for heating
- 2,097 kWh per year for hot water

# Impact on the environment

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

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 6 tonnes of CO2 produces

This property produces4.2 tonnes of CO2This property's potential<br/>production2.5 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.

## Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Heating controls (room thermostat)	£350 - £450	£38
2. Condensing boiler	£2,200 - £3,000	£70
3. Flue gas heat recovery	£400 - £900	£25
4. Solar water heating	£4,000 - £6,000	£24
5. Solar photovoltaic panels	£5,000 - £8,000	£278

### Advice on making energy saving improvements

Get detailed recommendations and cost estimates www.gov.uk/improve-energy-efficiency

### Help paying for energy saving 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.

# 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	Alan Davison
Telephone	01670 853192
Email	alan@eane.co.uk

### Contacting the accreditation scheme

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

Assessor's ID EES/002117	
Telephone 01455 883 250	
Email <u>enquiries@elmhu</u>	<u>rstenergy.co.uk</u>

## About this assessment

Assessor's declaration	No related party	
Date of assessment	21 September 2017	
Date of certificate	25 September 2017	
Type of assessment	RdSAP	