English Cymraeg

# **Energy performance certificate (EPC)**

55, Woodlands Grange Forest Hall NEWCASTLE UPON TYNE NE12 9DG	Energy rating		25 September 2028
		Certificate number:	0963-2806-7919-9528-3275
Property type	I	Detached hou	se
Total floor area	125 square metres		

## Rules on letting this property

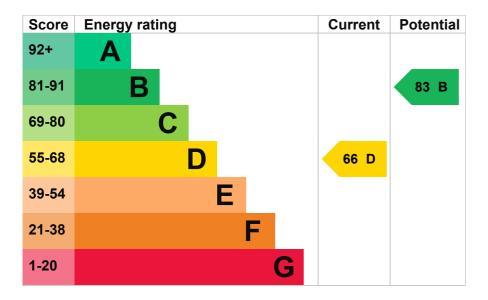
Properties can be let if they have an energy rating from A to E.

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 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

https://find-energy-certificate.service.gov.uk/energy-certificate/0963-2806-7919-9528-3275

#### 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
reature	Description	Kating
Wall	Cavity wall, filled cavity	Good
Roof	Pitched, 250 mm loft insulation	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 26% of fixed outlets	Average
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

#### Primary energy use

The primary energy use for this property per year is 221 kilowatt hours per square metre (kWh/m2).

About primary energy use

## How this affects your energy bills

An average household would need to spend £1,124 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 £305 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2018** 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:

- 11,586 kWh per year for heating
- 2,953 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**

An average household produces	6 tonnes of CO2
This property produces	4.8 tonnes of CO2
This property's potential production	2.5 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

Do I need to follow these steps in order?

## Step 1: Floor insulation (solid floor)

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£100
Potential rating after completing step 1	69 C

### Step 2: Low energy lighting

Typical installation cost	£70
Typical yearly saving	£49
Potential rating after completing steps 1 and 2	70 C

### Step 3: Heating controls (thermostatic radiator valves)

Heating controls (TRVs)

Typical installation cost	£350 - £450
Typical yearly saving	£36
Potential rating after completing steps 1 to 3	71 C

### Step 4: Replace boiler with new condensing boiler

Typical installation cost	£2,200 - £3,000
Typical yearly saving	£79
Potential rating after completing steps 1 to 4	73 C

### Step 5: Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£42
Potential rating after completing steps 1 to 5	75 C

## Step 6: Solar photovoltaic panels, 2.5 kWp

#### **Typical installation cost**

£5,000 - £8,000

Potential rating after completing steps 1 to 6

83 B

£287

#### Advice on making energy saving improvements

Get detailed recommendations and cost estimates

### Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Insulation: Great British Insulation Scheme
- Heat pumps and biomass boilers: Boiler Upgrade Scheme
- Help from your energy supplier: Energy Company Obligation

## 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	Christopher Gowland	
Telephone	07707798787	
Email	epcguy@yahoo.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/012848
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

### About this assessment

Assessor's declaration	No related party
Date of assessment	26 September 2018
Date of certificate	26 September 2018
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>mhclg.digital-services@communities.gov.uk</u> or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

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