# Energy performance certificate (EPC) The Old School Appletree Lane CORBRIDGE NE45 5DN Energy rating Valid until: 14 May 2033 Certificate number: 3537-8725-6200-0585-6296 Mid-terrace house Total floor area 307 square metres

# Rules on letting this property

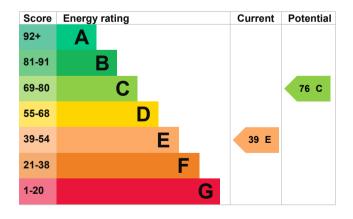
Properties can be let if they have an energy rating from A to E.

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-quidance</u>).

# **Energy rating and score**

This property's current energy rating is E. It has the potential to be C.

<u>See how to improve this property's energy 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	Sandstone or limestone, as built, no insulation (assumed)	Very poor	
Roof	Pitched, 300 mm loft insulation	Very good	
Roof	Flat, no insulation (assumed)	Very poor	
Roof	Roof room(s), no insulation (assumed)	Very poor	
Window	Partial secondary glazing	Average	
Main heating	Boiler and radiators, mains gas	Good	
Main heating control	Programmer, room thermostat and TRVs	Good	
Hot water	From main system, no cylinder thermostat	Poor	
Lighting	Low energy lighting in 60% of fixed outlets	Good	
Floor	Suspended, no insulation (assumed)	N/A	
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 430 kilowatt hours per square metre (kWh/m2).

## **Additional information**

Additional information about this property:

• Stone walls present, not insulated

# How this affects your energy bills

An average household would need to spend £10,804 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 £6,119 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** when this EPC was created. People living at the property may use different amounts of heating, hot water and lighting.

#### **Heating this property**

Estimated energy needed in this property is:

- 56,969 kWh per year for heating
- 4,044 kWh per year for hot water

#### Saving energy by installing insulation

Energy you could save:

9,471 kWh per year from solid wall insulation

## More ways to save energy

Find ways to save energy in your home by visiting <a href="https://www.gov.uk/improve-energy-efficiency">www.gov.uk/improve-energy-efficiency</a>.

<b>Environmental</b>	impact	of	this
property			

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.

An average household produces

6 tonnes of CO2

This property produces

23.0 tonnes of CO2

This property's potential production

9.0 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. 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.

# Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£966

Step	Typical installation cost	Typical yearly saving
2. Room-in-roof insulation	£1,500 - £2,700	£1,134
3. Internal or external wall insulation	£4,000 - £14,000	£1,773
4. Floor insulation (suspended floor)	£800 - £1,200	£342
5. Draught proofing	£80 - £120	£75
6. Low energy lighting	£60	£87
7. Hot water cylinder thermostat	£200 - £400	£450
8. Condensing boiler	£2,200 - £3,000	£1,292
9. Solar photovoltaic panels	£3,500 - £5,500	£607

# Paying for energy 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.

# 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 Anna Gibson
Telephone 07887 606347

Email <u>anna@greenleafassessments.co.uk</u>

#### Accreditation scheme contact details

Accreditation scheme Elmhurst Energy Systems Ltd

Assessor ID EES/020217
Telephone 01455 883 250

Email <u>enquiries@elmhurstenergy.co.uk</u>

#### Assessment details

Assessor's declaration

Date of assessment

Date of certificate

Type of assessment

No related party
15 May 2023
15 May 2023
RdSAP