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

Flat 4 2 Fernwood Road Jesmond NEWCASTLE UPON TYNE NE2 1TJ

Energy rating

C

Valid until: 31 March 2032

Certificate number:

0360-2949-5170-2272-3425

Property type

Top-floor flat

Total floor area

72 square metres

## Rules on letting this property

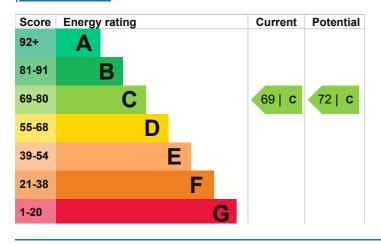
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property**

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

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



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
Wall	Timber frame, as built, no insulation (assumed)	Very poor
Wall	Solid brick, as built, no insulation (assumed)	Poor
Roof	Pitched, 300 mm loft insulation	Very good
Roof	Pitched, no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

### Primary energy use

The primary energy use for this property per year is 232 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property	This property produces	2.9 tonnes of CO2
This property's current environmental impact rating is D. It has the potential to be C.	This property's potential production	2.6 tonnes of CO2
Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.	By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 0.3 tonnes per year. This will help to protect the	

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

Environmental impact ratings are based on assumptions about average occupancy and

An average household for produces	of tonnes of CO2	assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.
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environment.

## How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from C (69) to C (72).

Typical installation cost Typical yearly saving

1. Internal or external wall insulation £4.000 £14.000 £52

### Paying for energy improvements

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

£640

# Estimated energy use and potential savings

Estimated yearly energy

cost for this property		
Potential saving	£5	52

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 estimated saving is based on making all of the recommendations in <a href="https://how.to.improve.this.no.">how to improve this property's energy performance</a>.

For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> (<a href="https://www.simpleenergyadvice.org.uk/">https://www.simpleenergyadvice.org.uk/</a>).

### Heating use in this property

Heating a property usually makes up the majority of energy costs.

### Estimated energy used to heat this property

Space heating	8950 kWh per year
Water heating	2065 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Loft insulation	1207 kWh per year
Solid wall insulation	1356 kWh per year

## 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 Christopher MacGregor

Telephone 07754089007

Email <u>info@cm-propertyservices.co.uk</u>

### Accreditation scheme contact details

Accreditation scheme Elmhurst Energy Systems Ltd

Assessor ID EES/024912
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
31 March 2022
1 April 2022
RdSAP