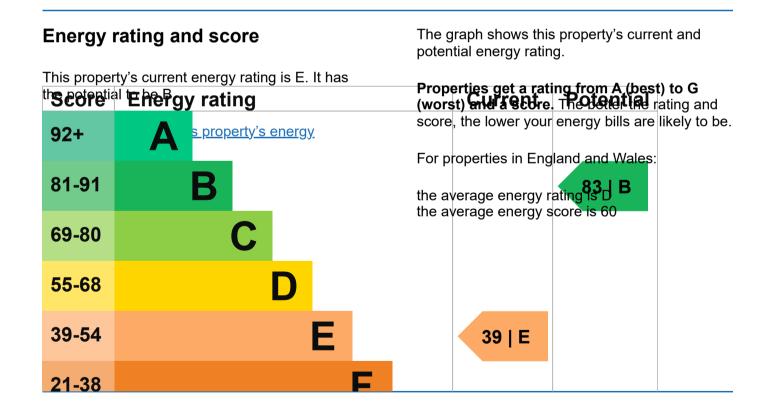
# Certificate (EPC) | Old Post Office Whittingham ALNWICK NE66 4RB | Energy rating | Certificate number: 0078-2898-6438-9294-3855 | | Property type | Semi-detached bungalow | Semi-detached bungalow

# 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>).



# 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	Sandstone, as built, no insulation (assumed)	Very poor
Roof	Pitched, 300+ mm loft insulation	Very good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system	Average
Lighting	No low energy lighting	Very poor
Floor	Solid, no insulation (assumed)	N/A
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A

# Primary energy use

The primary energy use for this property per year is 389 kilowatt hours per square metre (kWh/m2).

## **Additional information**

Additional information about this property:

· Stone walls present, not insulated

# **Environmental impact of this property**

This property's current environmental impact rating is F. 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. CO2 harms the environment.

An average household 6 tonnes of CO2 produces

This property produces 8.8 tonnes of CO2

This property's potential 3.1 tonnes of CO2 production

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.

# Improve this property's energy rating

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£518.66
2. Floor insulation	£800 - £1,200	£146.26
3. Low energy lighting	£45	£43.15
4. Heating controls (room thermostat and TRVs)	£350 - £450	£161.62
5. Condensing boiler	£2,200 - £3,000	£64.08
6. Solar water heating	£4,000 - £6,000	£45.52
7. Solar photovoltaic panels	£9,000 - £14,000	£228.39
8. Wind turbine	£1,500 - £4,000	£88.43

## 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.

# Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£1917
Potential saving if you complete every step in order	£980

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.

# 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 21631 kWh per year

Water heating 2272 kWh per year

Potential energy savings by installing insulation

Type of insulation Amount of energy saved

**Solid wall insulation** 7012 kWh per year

# Saving energy in this property

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>.

# 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 Trevor Cowens
Telephone 01915800121

Email <u>info@egreenenergy.co.uk</u>

# Accreditation scheme contact details

Accreditation scheme Stroma Certification Ltd

Assessor ID STRO019771 Telephone 0330 124 9660

Email <u>certification@stroma.com</u>

### Assessment details

Assessor's declaration

Date of assessment

Date of certificate

Type of assessment

No related party
18 July 2014
5 August 2014
RdSAP