Energy performance certificate (EPC)		
36, Path Head BLAYDON-ON-TYNE NE21 4SR	Energy rating	Valid until: <b>18 June 2026</b> Certificate number: <b>9988-0008-7216-4956-4904</b>
Property type		Mid-terrace house
Total floor area		123 square metres

# Rules on letting this property

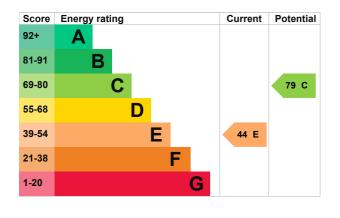
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance for landlords on the regulations and exemptions</u> (<u>https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</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</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	Sandstone or limestone, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 50 mm loft insulation	Poor
Roof	Pitched, 250 mm loft insulation	Good
Roof	Pitched, limited insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system	Good
Lighting	Low energy lighting in 80% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, smokeless fuel	N/A

### Primary energy use

The primary energy use for this property per year is 410 kilowatt hours per square metre (kWh/m2).

### **Additional information**

Additional information about this property:

- Cavity fill is recommended
- Stone walls present, not insulated

## How this affects your energy bills

An average household would need to spend **£1,969 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 £991 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2016** 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:

- 21,523 kWh per year for heating
- 2,294 kWh per year for hot water

Impact on the environment		This property produces	10.0 tonnes of CO2
This property's current envir rating is F. It has the potenti	•	This property's potential production	4.0 tonnes of CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
Carbon emissions		These ratings are based about average occupancy People living at the prope	y and energy use.
An average household produces	6 tonnes of CO2	amounts of energy.	

## Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£92
2. Cavity wall insulation	£500 - £1,500	£118
3. Internal or external wall insulation	£4,000 - £14,000	£357
4. Floor insulation (solid floor)	£4,000 - £6,000	£48
5. Heating controls (room thermostat and TRVs)	£350 - £450	£172

Step	Typical installation cost	Typical yearly saving
6. Condensing boiler	£2,200 - £3,000	£166
7. Solar water heating	£4,000 - £6,000	£36
8. Solar photovoltaic panels	£5,000 - £8,000	£255

### Help 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.

#### More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

### 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	Albert Jones
Telephone	07505420384
Email	nehomeinspectors@aol.com

#### Contacting the accreditation scheme

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

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO013614
Telephone	0330 124 9660
Email	certification@stroma.com

### About this assessment

Assessor's declaration	No related party
Date of assessment	18 June 2016
Date of certificate	19 June 2016
Type of assessment	RdSAP