Energy performance	certificate	e (EPC)	
52 Rowlington Terrace	Energy rating	Valid until:	7 August 2032
ASHINGTON NE63 0LY	C	Certificate number:	7900-2187-0222-5100- 3823
Property type		Mid-terrace house	
Total floor area		78 square metres	

# Rules on letting this property

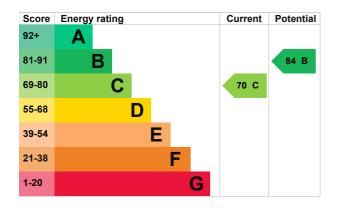
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance for landlords on the regulations and exemptions</u> (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-<u>guidance</u>).

## **Energy rating and score**

This property's energy rating is C. 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

## 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	Cavity wall, filled cavity	Average
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 250 mm loft insulation	Good
Roof	Pitched, 200 mm loft insulation	Good
Roof	Flat, insulated (assumed)	Average
Window	Fully double glazed	Average
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 73% of fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, wood logs	N/A

### Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

· Biomass secondary heating

### Primary energy use

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

# How this affects your energy bills

An average household would need to spend **£703 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 £91 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2022** 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:

- 9,309 kWh per year for heating
- 1,807 kWh per year for hot water

Impact on the envi	ronment	This property produces	2.8 tonnes of CO2
This property's environme C. It has the potential to be	, <u> </u>	This property's potential production	1.4 tonnes of CO2
Properties get a rating fror (worst) on how much carbo they produce each year.		You could improve this pre emissions by making the This will help to protect th	suggested changes.
Carbon emissions		These ratings are based or about average occupancy	/ and energy use.
An average household produces	6 tonnes of CO2	People living at the property may use different amounts of energy.	

## Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (suspended floor)	£800 - £1,200	£50
2. Low energy lighting	£15	£16
3. Solar water heating	£4,000 - £6,000	£24
4. Solar photovoltaic panels	£3,500 - £5,500	£344

## 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	John Foley
Telephone	07985 980868
Email	j <u>vfoley@gmail.com</u>

### 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/008984
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

### About this assessment

Date of assessment8 August 2022Date of certificate8 August 2022	
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Type of assessment RdSAP	