Energy performance certificate (EPC)				
82, Denton View BLAYDON-ON-TYNE NE21 4DX	Energy rating	Valid until:	13 October 2027	
		Certificate number:	9251-2847-7808-9593-2075	
Property type Semi-detached house				
Total floor area	70 square metres			

Rules on letting this property

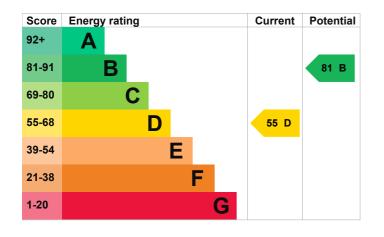
Properties can be let if they have an energy rating from A to E.

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 rating and score

This property's energy rating is D. 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, as built, no insulation (assumed)	Poor	
Roof	Pitched, 100 mm loft insulation	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 25% of fixed outlets	Average	
Floor	Suspended, no insulation (assumed)	N/A	
Secondary heating	Room heaters, electric	N/A	

Primary energy use

The primary energy use for this property per year is 352 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

• Cavity fill is recommended

How this affects your energy bills

An average household would need to spend £1,025 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 £350 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2017** 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:

- 12,506 kWh per year for heating
- 2,003 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is E. 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.

Carbon emissions

An average household 6 tonnes of CO2 produces

This property produces4.3 tonnes of CO2This property's potential
production1.8 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£212
2. Floor insulation (suspended floor)	£800 - £1,200	£48
3. Low energy lighting	£30	£31
4. Heating controls (TRVs)	£350 - £450	£26
5. Solar water heating	£4,000 - £6,000	£33
6. Solar photovoltaic panels	£5,000 - £8,000	£261

Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Insulation: Great British Insulation Scheme (www.gov.uk/apply-great-british-insulation-scheme)
- · Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)
- Help from your energy supplier: Energy Company Obligation (www.gov.uk/energy-company-obligation)

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	Christopher Gowland
Telephone	0191 410 5448
Email	<u>epcguy@yahoo.co.uk</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/012848	
Telephone	01455 883 250	
Email	enquiries@elmhurstenergy.co.uk	

About this assessment

Assessor's declaration	No related party	
Date of assessment	13 October 2017	
Date of certificate	14 October 2017	
Type of assessment	RdSAP	