Energy performance certificate (EPC)

11 Benwell Grove NEWCASTLE UPON TYNE NE4 8AN	Energy rating	Valid until:	7 March 2032
		Certificate number:	4902-6027-0540-0033-1206
Property type	roperty type Mid-terrace house		
Total floor area	123 square metres		

Rules on letting this property

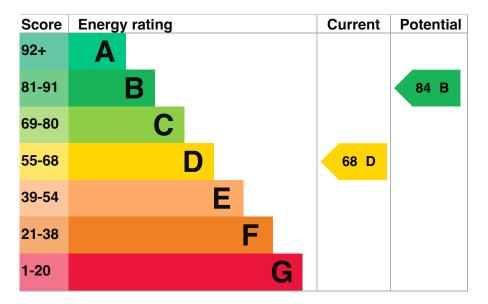
'roperties can be let if they have an energy rating from A to E.

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

Energy rating and score

'his property's energy rating is D. It has the potential to be B.

See how to improve this property's energy efficiency.



'he graph shows this property's current and potential energy rating.

roperties 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.

or 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

eatures 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.

issumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

eature	Description	Rating
Vall	Solid brick, as built, no insulation (assumed)	Very poor
loof	Pitched, 300 mm loft insulation	Very good
loof	Pitched, no insulation (assumed)	Very poor
Vindow	Fully double glazed	Average
lain heating	Boiler and radiators, mains gas	Good
lain heating control	Programmer and room thermostat	Average
lot water	From main system	Good
ighting	Low energy lighting in all fixed outlets	Very good
loor	Suspended, no insulation (assumed)	N/A
loor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A
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^Primary energy use

he primary energy use for this property per year is 217 kilowatt hours per square metre (kWh/m2).

About primary energy use

How this affects your energy bills

In average household would need to spend £952 per year on heating, hot water and lighting in this property. These costs usually make up the majority of your energy ills.

'ou could save £240 per year if you complete the suggested steps for improving this property's energy rating.

his 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

stimated energy needed in this property is:

- 15,703 kWh per year for heating
- 2,294 kWh per year for hot water

mpact on the environment

'his property's environmental impact rating is D. It has the potential to be B.

'roperties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

Carbon emissions

An average household produces	6 tonnes of CO
This property produces	4.7 tonnes of CO

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

hese 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

Do I need to follow these steps in order?

Step 1: Internal or external wall insulation

Typical installation cost	£4,000 - £14,000
Typical yearly saving	£17
Potential rating after completing step 1	74 C

Step 2: Floor insulation (suspended floor)

Typical installation cost	£800 - £1,20(
Typical yearly saving	£34
Potential rating after completing steps 1 and 2	75 C

Step 3: Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£2ł
Potential rating after completing steps 1 to 3	76 C

Step 4: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£3,500 - £5,500
Typical yearly saving	£33(
Potential rating after completing steps 1 to 4	84 B

Advice on making energy saving improvements

et detailed recommendations and cost estimates

Help paying for energy saving improvements

'ou may be eligible for help with the cost of improvements:

- Insulation: Great British Insulation Scheme
- Heat pumps and biomass boilers: Boiler Upgrade Scheme
- Help from your energy supplier: Energy Company Obligation

Who to contact about this certificate

Contacting the assessor

ⁱ you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Robert Trainer
Telephone	07730424367
Email	robbie@rttechsolutions.co.uk

Contacting the accreditation scheme

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

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO024682
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Assessor's declaration	No related party
Date of assessment	7 March 2022
Date of certificate	8 March 2022
Type of assessment	► <u>RdSAP</u>

Other certificates for this property

¹ you are aware of previous certificates for this property and they are not listed here, please contact us at <u>mhclg.digital-services@communities.gov.uk</u> or call our helpdesk n 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number

8524-7028-2550-3669-9906 (/energy-certificate/8524-7028-2550-3669-9906)

Expired on

31 July 2024

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<u>Give feedback (https://forms.office.com/e/KX25htGMX5)</u> <u>Service performance (/service-performance)</u>

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