Energy performance certificate (EPC)

3 Lavender Gardens NEWCASTLE UPON TYNE NE2 3DD	Energy rating	Valid until: Certificate number:	31 March 2032 0370-2459-0170-2072-0505
Property type		Top-floor mais	sonette
Total floor area		123 square m	netres

Rules on letting this property

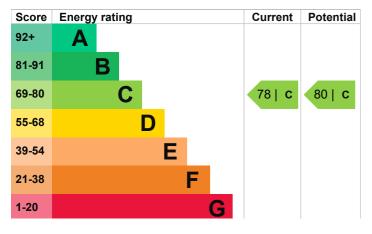
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

<u>See how to improve this property's energy</u> performance.



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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

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	Solid brick, as built, no insulation (assumed)	Poor
Roof	Pitched, 100 mm loft insulation	Average
Roof	Roof room(s), insulated (assumed)	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 137 kilowatt hours per square metre (kWh/m2).

Environmental impact property	of this	This property produces	3.0 tonnes of CO2
This property's current environ rating is C. It has the potential	•	This property's potential production	2.6 tonnes of CO2
Properties are rated in a scale based on how much carbon did produce. Properties with an A rating prod	oxide (CO2) they	By making the <u>recommende</u> could reduce this property's 0.4 tonnes per year. This w environment.	s CO2 emissions by
than G rated properties.		Environmental impact rating	gs are based on
An average household produces	6 tonnes of CO2	assumptions about average energy use. They may not r consumed by the people liv	reflect how energy is

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from C (78) to C (80).

Recommendation	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£63

Paying for energy improvements

Find energy grants and ways to save energy in your home. (https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings		Heating use in this property		
Estimated yearly energy	£665	Heating a property usually makes up the majority of energy costs.		
cost for this property		Estimated energy u	used to heat this prope	
Potential saving	£64	Space heating	8614 kWh per	
The estimated cost shows how mu average household would spend in for heating, lighting and hot water.	n this property	Water heating	2294 kWh per	
based on how energy is used by the living at the property.		Potential energy s insulation	savings by installing	
The estimated saving is based on the recommendations in how to im	•	Type of insulation	Amount of energy saved	
property's energy performance.		Loft insulation	369 kWh per year	
For advice on how to reduce your visit <u>Simple Energy Advice</u> (<u>https://www.simpleenergyadvice.org.</u>		Solid wall insulation	1583 kWh per year	

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 Telephone Email Christopher MacGregor 07754089007 info@cm-propertyservices.co.uk

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate Type of assessment Elmhurst Energy Systems Ltd EES/024912 01455 883 250 enquiries@elmhurstenergy.co.uk

No related party 31 March 2022 1 April 2022 RdSAP