# **Energy performance certificate (EPC)**

20 Radcliffe Close GATESHEAD	Energy rating	Valid until:	29 September 2032
NE8 3JZ	C	Certificate number:	0070-2360-4212-2972-3925
Property type			
Top-floor flat			
Total floor area			
60 square metres			

#### Rules on letting this property

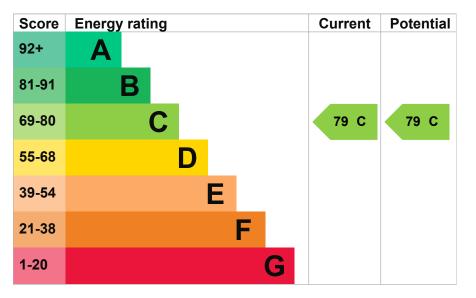
Properties can be let if they have an energy rating from A to E.

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 current energy rating is C. It has the potential to be C.

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, insulated (assumed)	Good

29/09/2023, 18:05	Energy performance certificate (EPC) – Find an energy certificate – GOV.UK	
Reature	Descriptionulated (assumed)	Batiog
Window	Fully double glazed	Average
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 129 kilowatt hours per square metre (kWh/m2).

#### About primary energy use

#### How this affects your energy bills

An average household would need to spend £371 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 £0 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:

- 2,988 kWh per year for heating
- 1,586 kWh per year for hot water

#### Impact on the environment

This property's current environmental impact rating is B. It has the potential to be B.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.

### **Carbon emissions**

This property produces

#### An average household produces

1.3 tonnes of CO2

1.3 tonnes of CO2

6 tonnes of CO2

#### This property's potential production

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.

The assessor did not make any recommendations for this property.

# Help paying for energy improvements

You might be able to get a grant from the Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme). 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.

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 Robert Trainer

### Telephone

07730424367

# Email

robbie@rttechsolutions.co.uk

# 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

STRO024682

### Telephone

0330 124 9660

Email <u>certification@stroma.com</u>

# About this assessment

Assessor's declaration No related party

Date of assessment 30 September 2022

Date of certificate 30 September 2022

### Type of assessment

RdSAP

#### 29/09/2023, 18:05

### Other certificates for this property

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

### Certificate number

2088-3085-7261-0022-0900 (/energy-certificate/2088-3085-7261-0022-0900)

### Expired on

29 June 2022

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