

Energy performance certificate (EPC)

| | | |
|--|---------------------------|---|
| 67, Westmorland Street WALLSEND NE28 7RY | Energy rating D | Valid until: 23 August 2029 |
| | | Certificate number: 0753-2824-6387-9421-3445 |

| | |
|-------------------------|-------------------|
| Property type | Ground-floor flat |
| Total floor area | 61 square metres |

Rules on letting this property

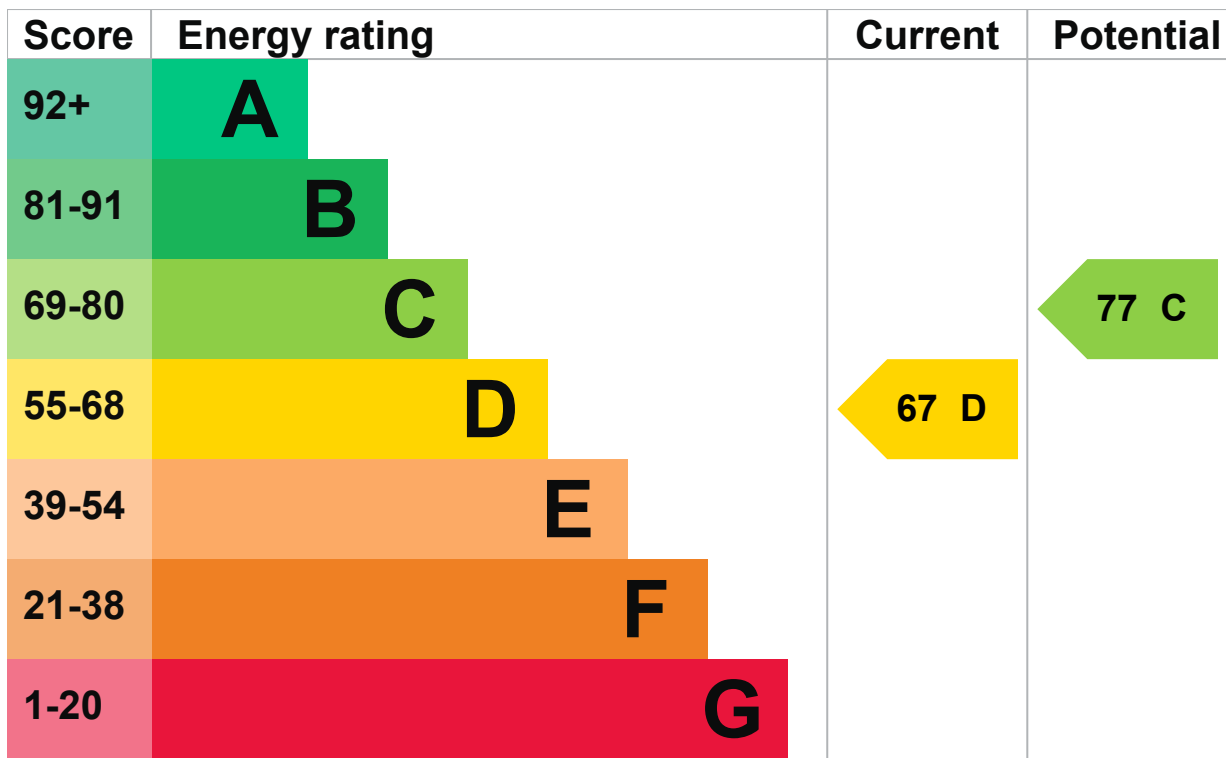
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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 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, no insulation (assumed) | Poor |
| Wall | Cavity wall, as built, partial insulation (assumed) | Average |
| Window | Fully double glazed | Average |
| Main heating | Boiler and radiators, mains gas | Good |

| Feature | Description | Rating |
|----------------------|--------------------------------|-----------|
| Main heating control | Programmer, TRVs and bypass | Average |
| Hot water | From main system | Good |
| Lighting | No low energy lighting | Very poor |
| Roof | (another dwelling above) | N/A |
| Floor | Solid, no insulation (assumed) | N/A |
| Secondary heating | None | N/A |

Primary energy use

The primary energy use for this property per year is 254 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

Additional information

Additional information about this property:

- Cavity fill is recommended

How this affects your energy bills

An average household would need to spend **£638 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 £206 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2019** 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:

- 5,599 kWh per year for heating
- 1,869 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is D. 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 produces | 6 tonnes of CO ₂ |
| This property produces | 2.7 tonnes of CO ₂ |
| This property's potential production | 1.7 tonnes of CO ₂ |

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

▶ [Do I need to follow these steps in order?](#)

Step 1: Cavity wall insulation

Typical installation cost £500 - £1,500

Typical yearly saving £58

Potential rating after completing step 1

70 C

Step 2: Floor insulation (solid floor)

Typical installation cost £4,000 - £6,000

Typical yearly saving £36

Potential rating after completing steps 1 and 2

72 C

Step 3: Low energy lighting

Typical installation cost £35

Typical yearly saving £42

Potential rating after completing steps 1 to 3

74 C

Step 4: Heating controls (room thermostat)

Typical installation cost £350 - £450

Typical yearly saving £22

Potential rating after completing steps 1 to 4

75 C

Step 5: Replace boiler with new condensing boiler

Typical installation cost £2,200 - £3,000

Typical yearly saving £49

Potential rating after completing steps 1 to 5

77 C

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates](#)

Help paying for energy saving improvements

You 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

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

Assessor's name George Smith

Telephone 0191 6821571

Email gsmith0_1@hotmail.com

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 STRO034013

Telephone 0330 124 9660

Email certification@stroma.com

About this assessment

Assessor's declaration No related party

Date of assessment 24 August 2019

Date of certificate 24 August 2019

Type of assessment ▶ [RdSAP](#)

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 mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number [9278-7934-6270-5928-4034 \(/energy-certificate/9278-7934-6270-5928-4034\)](/energy-certificate/9278-7934-6270-5928-4034)

Expired on 12 October 2018

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