

Energy performance certificate (EPC)

26, Saltwell Street GATESHEAD NE8 4QX	Energy rating D	Valid until: 22 July 2024
		Certificate number: 8284-6923-9670-1787-6926

Property type

Ground-floor flat

Total floor area

85 square metres

Rules on letting this property

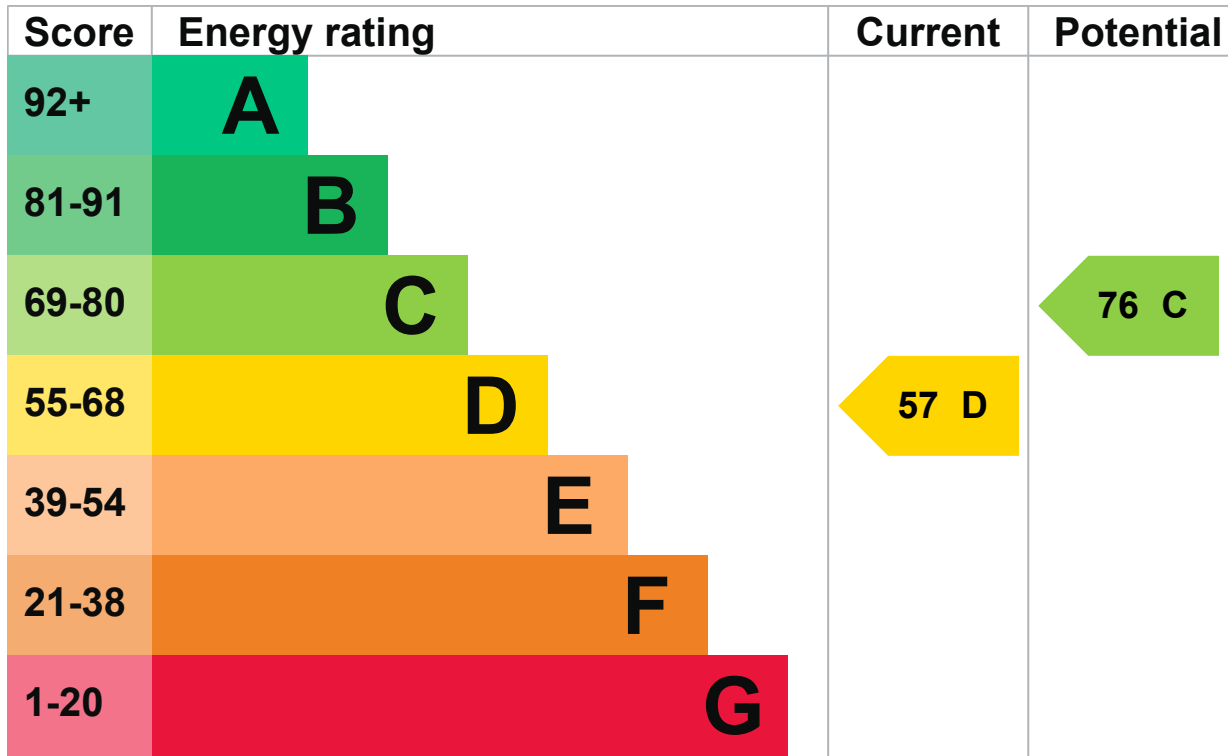
Properties can be let if they have an energy rating from A to E.

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 current 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	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	No time or thermostatic control of room temperature	Very poor
Hot water	From main system	Good
Lighting	No low energy lighting	Very poor

Feature	Description	Rating
Roof	(another dwelling above)	N/A
Floor	Suspended, no insulation (assumed)	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 292 kilowatt hours per square metre (kWh/m²).

▶ [What is primary energy use?](#)

How this affects your energy bills

An average household would need to spend **£1,121 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 £519 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2014** when this EPC was created. People living at the property may use different amounts of heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 13,766 kWh per year for heating
- 2,152 kWh per year for hot water

Saving energy by installing insulation

Energy you could save:

- 4,167 kWh per year from solid wall insulation

More ways to save energy

[Find ways to save energy in your home.](#)

Environmental impact of this property

This property's current 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. CO₂ harms the environment.

Carbon emissions

An average household produces

6 tonnes of CO2

This property produces**4.8 tonnes of CO2**

This property's potential production**2.3 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.

Changes you could make

▶ [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

£227

Potential rating after completing step 1

65 D

Step 2: Floor insulation

Typical installation cost

£800 - £1,200

Typical yearly saving

£113

Potential rating after completing steps 1 and 2

70 C

Step 3: Low energy lighting

Typical installation cost

£35

Typical yearly saving

£45

Potential rating after completing steps 1 to 3

71 C

Step 4: Heating controls (programmer, room thermostat and TRVs)

Heating controls (programmer, thermostat, TRVs)

Typical installation cost

£350 - £450

Typical yearly saving

£78

Potential rating after completing steps 1 to 4

74 C

Step 5: Replace boiler with new condensing boiler

Typical installation cost

£2,200 - £3,000

Typical yearly saving

£56

Potential rating after completing steps 1 to 5

76 C

Paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

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

David Beresford

Telephone

0191 2615555

Emaildave.beresford@knw.org.uk

Contacting the accreditation scheme

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

Accreditation schemeNHER

Assessor's IDNHER008298

Telephone01455 883 250

Emailenquiries@elmhurstenergy.co.uk

About this assessment**Assessor's declaration**No related party

Date of assessment23 July 2014

Date of certificate23 July 2014

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

Certificate number[0891-2870-6647-9972-1645 \(/energy-certificates/0891-2870-6647-9972-1645\)](https://energy-certificates.service.gov.uk/energy-certificates/0891-2870-6647-9972-1645)

Expired on
30 April 2022
