

# Energy performance certificate (EPC) recommendation report

Sneyd Arms  
36 Higherland  
NEWCASTLE  
ST5 2TG

Report number  
**7353-5391-9614-4229-3909**

Valid until  
**18 December 2033**

## Energy rating and EPC

This property’s energy rating is B.

For more information on the property’s energy performance, [see the EPC for this property \(/energy-certificate/7410-4579-5743-5280-9358\)](#).

## Recommendations

### Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
Improve insulation on HWS storage.	Low
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Medium
Add time control to heating system.	Medium
Add optimum start/stop to the heating system.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium
Add weather compensation controls to heating system.	Medium

Recommendation	Potential impact on carbon emissions
Add local time control to heating system.	Medium
Consider switching from gas to biomass.	High
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium

## Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium

## Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Consider installing building mounted wind turbine(s).	Low
Consider installing solar water heating.	Low
Consider installing PV.	Low

# Property and report details

Report issued on	19 December 2023
Total useful floor area	282 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v7.2.0, SBEM, v6.1.e.0

# Assessor's details

Assessor's name	Dontay Smith
Telephone	01924 669941
Email	<a href="mailto:epc@compliance365.co.uk">epc@compliance365.co.uk</a>
Employer's name	Compliance 365

<b>Employer's address</b>	6 Mariner Court
<b>Assessor ID</b>	EES/030556
<b>Assessor's declaration</b>	The assessor is not related to the owner of the property.
<b>Accreditation scheme</b>	Elmhurst Energy Systems Ltd

## Other reports for this property

If you are aware of previous reports for this property and they are not listed here, please contact us at [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

<b>Report number</b>	<a href="#">9987-4099-0242-0900-3705 (/energy-certificate/9987-4099-0242-0900-3705)</a>
<b>Expired on</b>	8 January 2024



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