Energy performance certificate (EPC)				
HOLLY LODGE GUBEON WOOD TRANWELL WOODS MORPETH NE61 6BH	Energy rating	Valid until: 27 June 2031 Certificate number: 2672-1011-3206-2979-0204		
Property type Detached house				
Total floor area		338 square metres		

Rules on letting this property

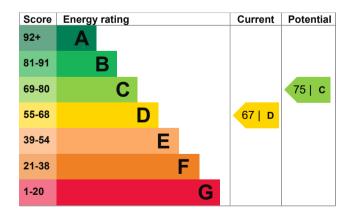
Properties can be rented if they have an energy rating from A to E.

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 D. It has the potential to be C.

See how to improve this property's energy 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	Timber frame, as built, insulated (assumed)	Good
Roof	Pitched, insulated (assumed)	Average
Roof	Roof room(s), ceiling insulated	Good
Window	Fully triple glazed	Good
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Average
Lighting	Low energy lighting in 63% of fixed outlets	Good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, anthracite	N/A

Primary energy use

The primary energy use for this property per year is 143 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property This property's potential 11.0 tonnes of CO2 production One of the biggest contributors to climate change is carbon dioxide (CO2). The energy By making the recommended changes, you used for heating, lighting and power in our could reduce this property's CO2 emissions by homes produces over a quarter of the UK's CO2 2.0 tonnes per year. This will help to protect the emissions. environment. An average household 6 tonnes of CO2 Environmental impact ratings are based on produces assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property. 13.0 tonnes of CO2 This property produces

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 D (67) to C (75).

Recommendation	Typical installation cost	Typical yearly saving
1. Floor insulation (solid floor)	£4,000 - £6,000	£183
2. Low energy lighting	£65	£50
3. Solar water heating	£4,000 - £6,000	£52
4. Solar photovoltaic panels	£3,500 - £5,500	£327

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 a property usually makes up the majority of energy costs.	
Estimated yearly energy cost for this property	£2046		used to heat this property
		Space heating	32412 kWh per yea
Potential saving	£286	Water heating	3074 kWh per yea
The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.		Potential energy savings by installing insulation	
		Type of insulation	Amount of energy saved
The estimated saving is based or the recommendations in <u>how to i</u>		Loft insulation	1002 kWh per year
<u>property's energy performance</u> .			o receive <u>Renewable Heat</u>
For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> (<u>https://www.simpleenergyadvice.org.uk/)</u> .		Incentive payments (https://www.gov.uk/domestic- renewable-heat-incentive). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required	
Heating use in this property		for space and water heating will form the basis of the payments.	

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 Daniel Lockhart 07803608935 danlockhart@mac.com

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email Stroma Certification Ltd STRO006701 0330 124 9660 certification@stroma.com

Assessment details

Assessor's declaration	No related party
Date of assessment	23 June 2021
Date of certificate	28 June 2021
Type of assessment	<u>RdSAP</u>