

Energy performance certificate (EPC)

| | | |
|--|---------------------------|---|
| 23 Briar Avenue WHITLEY BAY NE26 1RU | Energy rating E | Valid until: 6 October 2034 |
| | | Certificate number: 0290-2636-0722-6403-3043 |

| | |
|------------------|---------------------|
| Property type | Semi-detached house |
| Total floor area | 175 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 E. 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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 74 C |
| 55-68 | D | | |
| 39-54 | E | 52 E | |
| 21-38 | F | | |
| 1-20 | G | | |

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 |
| Roof | Pitched, 200 mm loft insulation | Good |
| Roof | Pitched, no insulation (assumed) | Very poor |
| Roof | Roof room(s), no insulation (assumed) | Very poor |
| Window | Mostly double glazing | Average |
| Main heating | Boiler and radiators, mains gas | Good |
| Main heating control | Programmer and room thermostat | Average |
| Hot water | From main system | Good |
| Lighting | Low energy lighting in 75% of fixed outlets | Very good |
| Floor | Suspended, no insulation (assumed) | N/A |
| Floor | Solid, no insulation (assumed) | N/A |
| Secondary heating | Room heaters, mains gas | N/A |

Primary energy use

The primary energy use for this property per year is 344 kilowatt hours per square metre (kWh/m²).

Additional information

Additional information about this property:

- Cavity fill is recommended

How this affects your energy bills

An average household would need to spend **£3,136 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 £1,077 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** 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:

- 34,408 kWh per year for heating
- 3,690 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is E. It has the potential to be D.

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 | 11.0 tonnes of CO ₂ |
|------------------------|--------------------------------|

| | |
|--------------------------------------|-------------------------------|
| This property's potential production | 5.8 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

| Step | Typical installation cost | Typical yearly saving |
|---------------------------------------|---------------------------|-----------------------|
| 1. Room-in-roof insulation | £1,500 - £2,700 | £470 |
| 2. Cavity wall insulation | £500 - £1,500 | £283 |
| 3. Floor insulation (suspended floor) | £800 - £1,200 | £112 |

| Step | Typical installation cost | Typical yearly saving |
|---|---------------------------|-----------------------|
| 4. Increase hot water cylinder insulation | £15 - £30 | £31 |
| 5. Heating controls (TRVs) | £350 - £450 | £109 |
| 6. Solar water heating | £4,000 - £6,000 | £73 |
| 7. Solar photovoltaic panels | £3,500 - £5,500 | £444 |

Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](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 by visiting www.gov.uk/improve-energy-efficiency

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 | Anna Gibson |
| Telephone | 07920226727 |
| Email | anna@greenleafassessments.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 | Elmhurst Energy Systems Ltd |
| Assessor's ID | EES/020217 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

About this assessment

| | |
|------------------------|-----------------------|
| Assessor's declaration | No related party |
| Date of assessment | 7 October 2024 |
| Date of certificate | 7 October 2024 |
| Type of assessment | RdSAP |