# **Energy performance certificate (EPC)**

19, Bamburgh Close Amble MORPETH NE65 0GR

Energy rating

Valid until: 22 May 2026

Certificate number:

8602-3874-9439-5227-4563

Property type Detached house

Total floor area 112 square metres

## Rules on letting this property

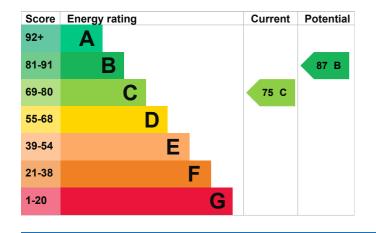
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance</u> for landlords on the <u>regulations</u> and <u>exemptions</u> (<a href="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</a>).

## **Energy rating and score**

This property's energy rating is C. It has the potential to be B.

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
Walls	Average thermal transmittance 0.31 W/m²K	Good
Roof	Average thermal transmittance 0.14 W/m²K	Very good
Floor	Average thermal transmittance 0.21 W/m²K	Good
Windows	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 25% of fixed outlets	Average
Secondary heating	None	N/A
Air tightness	(not tested)	N/A

## Primary energy use

The primary energy use for this property per year is 172 kilowatt hours per square metre (kWh/m2).

# How this affects your energy bills

An average household would need to spend £816 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 £96 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2016** 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:

- 9,038 kWh per year for heating
- 2,248 kWh per year for hot water

Impact on the environment	This property produces	3.4 tonnes of CO2
This property's environmental impact rating is C. It has the potential to be B.	This property's potential production	2.1 tonnes of CO2

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

# environment. Carbon emissions

6 tonnes of CO2 An average household produces

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the

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

Step	Typical installation cost	Typical yearly saving
1. Low energy lighting	£15	£42
2. Solar water heating	£4,000 - £6,000	£53
3. Solar photovoltaic panels	£5,000 - £8,000	£266

## Help paying for energy improvements

You might be able to get a grant from the Boiler Upgrade Scheme (https://www.gov.uk/apply-boilerupgrade-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	Paul Bainbridge
Telephone	07808 803 715
Email	paul.bainbridge@consultfes.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	Stroma Certification Ltd	
Assessor's ID	STRO006208	
Telephone	0330 124 9660	
Email	certification@stroma.com	
About this assessment Assessor's declaration	No related party	
	No related party 23 May 2016	
Assessor's declaration	. ,	