| Energy performance certificate (EPC) | | | |
|--------------------------------------|-------------------|---------------------|--------------------------|
| Leadgate House Horsley | Energy rating | Valid until: | 18 August 2034 |
| NEWCASTLE UPON TYNE NE15 0NT | | Certificate number: | 0370-2232-3360-2994-2835 |
| Property type Detached house | | | |
| Total floor area | 142 square metres | | |

Rules on letting this property

You may not be able to let this property

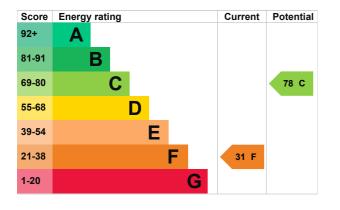
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read <u>guidance for landlords on the regulations and exemptions</u> (<u>https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</u>).

Properties can be let if they have an energy rating from A to E. You could make changes to <u>improve this property's energy rating</u>.

Energy rating and score

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

<u>See how to improve this property's energy</u> <u>efficiency</u>.



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 | Sandstone or limestone, as built, no insulation (assumed) | Very poor |
| Wall | Cavity wall, as built, no insulation (assumed) | Poor |
| Roof | Pitched, 150 mm loft insulation | Good |
| Roof | Roof room(s), no insulation (assumed) | Very poor |
| Window | Fully double glazed | Average |
| Main heating | Electric storage heaters | Average |
| Main heating control | Manual charge control | Poor |
| Hot water | Electric immersion, off-peak | Very poor |
| Lighting | Low energy lighting in all fixed outlets | Very good |
| Floor | Solid, no insulation (assumed) | N/A |
| Secondary heating | Room heaters, dual fuel (mineral and wood) | N/A |

Primary energy use

The primary energy use for this property per year is 775 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

- Cavity fill is recommended
- Stone walls present, not insulated

How this affects your energy bills

An average household would need to spend **£6,214 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 £3,685 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:

- 34,049 kWh per year for heating
- 3,599 kWh per year for hot water

| Impact on the envir | onment | This property produces | 19.0 tonnes of CO2 |
|---|-----------------|---|------------------------|
| This property's environmen G. It has the potential to be | | This property's potential production | 7.3 tonnes of CO2 |
| Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. | | You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment. | |
| Carbon emissions | | These ratings are based on assumptions about average occupancy and energy use. | |
| An average household produces | 6 tonnes of CO2 | People living at the property may use diff amounts of energy. | erty may use different |

Changes you could make

| Step | Typical installation cost | Typical yearly saving |
|---|---------------------------|-----------------------|
| 1. Room-in-roof insulation | £1,500 - £2,700 | £885 |
| 2. Cavity wall insulation | £500 - £1,500 | £156 |
| 3. Internal or external wall insulation | £4,000 - £14,000 | £1,263 |
| 4. Floor insulation (solid floor) | £4,000 - £6,000 | £255 |
| 5. High heat retention storage heaters | £1,600 - £2,400 | £1,001 |

| Step | Typical installation cost | Typical yearly saving |
|------------------------------|---------------------------|-----------------------|
| 6. Solar water heating | £4,000 - £6,000 | £125 |
| 7. Solar photovoltaic panels | £3,500 - £5,500 | £510 |

Help paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. 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 | Daniel Lockhart |
|-----------------|---------------------|
| Telephone | 07803 608935 |
| Email | danlockhart@mac.com |

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/020512 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

About this assessment

| Assessor's declaration | No related party |
|------------------------|------------------|
| Date of assessment | 12 June 2024 |
| Date of certificate | 19 August 2024 |
| Type of assessment | RdSAP |
| | |