# Vibrant Energy Matters Energy Performance Certificate (Residential)



**Search Details** 

Prepared for: TLT LLP Matter: 053838/034628 Client address: 1 Redcliff Street, Bristol, BS1 6TP

Property:

10 Columbia Grange, Newcastle Upon Tyne, NE3 3JP

Local Authority: Vibrant Energy Matters 2 Foxes Lane, Oakdale Business Park, Blackwood, Gwent, NP12 4AB

Date Returned: 07/06/2023

Property type: Residential

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Energy performance certificate (EPC)				
10 Columbia Grange NEWCASTLE UPON TYNE NE3 3JP	Energy rating	Valid until: <b>5 June 2033</b>		
		Certificate number: 0380-2686-5260-2407-0661		
Property type	Top-floor flat			
Total floor area		49 square metres		

## Rules on letting this property

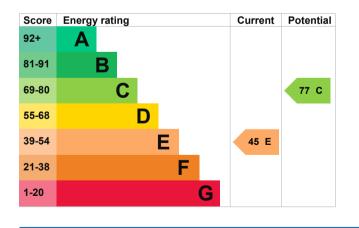
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (<u>https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</u>).

## **Energy rating and score**

This property's current energy rating is E. 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	Cavity wall, as built, no insulation (assumed)	Poor
Wall	Solid brick, as built, no insulation (assumed)	Poor
Roof	Pitched, 250 mm loft insulation	Good
Window	Single glazed	Very poor
Main heating	Room heaters, electric	Very poor
Main heating control	No thermostatic control of room temperature	Poor
Hot water	Electric immersion, off-peak	Poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

#### Primary energy use

The primary energy use for this property per year is 533 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 £2,539 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 £1,682 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- 6,602 kWh per year for heating
- 1,590 kWh per year for hot water

#### Saving energy by installing insulation

Energy you could save:

- 1,501 kWh per year from cavity wall insulation
- 397 kWh per year from solid wall insulation

#### More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

Environmental impact of this property		This property produces	4.4 tonnes of CO2
This property's current environmental impact rating is E. It has the potential to be D.		This property's potential production	2.7 tonnes of CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.		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 or	•
An average household produces	6 tonnes of CO2	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. Cavity wall insulation	£500 - £1,500	£479
2. Internal or external wall insulation	£4,000 - £14,000	£127
3. High heat retention storage heaters	£1,200 - £1,800	£910
4. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£165

#### 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.

## 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	Russell Knighton
Telephone	01495 234 300
Email	epcquery@vibrantenergymatters.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/002252
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

#### About this assessment

Assessor's declaration Date of assessment Date of certificate Type of assessment No related party 6 June 2023 6 June 2023 RdSAP