Energy performance certificate (EPC)

66 Harehills Tower Brigham Avenue NEWCASTLE UPON TYNE NE3 4RE Energy rating

Valid until: 3 December 2034

Certificate number:

4534-2722-2409-0627-4202

Property type Top-floor flat

Total floor area 34 square metres

Rules on letting this property

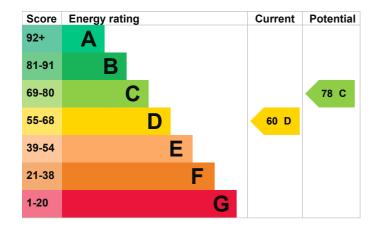
Properties can be let if they have an energy rating from A to E.

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).

Energy rating and score

This property's energy rating is D. 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

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	System built, as built, no insulation (assumed)	Poor
Roof	Flat, limited 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	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	(another dwelling below)	N/A
Secondary heating	Portable electric heaters (assumed)	N/A

Primary energy use

The primary energy use for this property per year is 693 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

- Wall type does not correspond to options available in RdSAP
 The dwelling has a type of wall that is not included in the available options. The nearest equivalent type was used for the assessment.
- System build present
- · Dwelling has access issues for cavity wall insulation

How this affects your energy bills

An average household would need to spend £1,156 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 £555 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:

- 5,780 kWh per year for heating
- 1,653 kWh per year for hot water

Impact on the environment This property produces 3.9 tonnes of CO2

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.

This property's potential 2.1 tonnes of CO2 production

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.

Carbon emissions

An average household produces

6 tonnes of CO2

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£442
2. Add additional 80 mm jacket to hot water cylinder	£15 - £30	£19
3. High heat retention storage heaters	£800 - £1,200	£96

Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Free energy saving improvements: <u>Home Upgrade Grant (www.gov.uk/apply-home-upgrade-grant)</u>
- Insulation: Great British Insulation Scheme (www.gov.uk/apply-great-british-insulation-scheme)
- Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)
- Help from your energy supplier: Energy Company Obligation (www.gov.uk/energy-company-obligation)

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	Christopher MacGregor
Telephone	07754089007
Email	info@cm-propertyservices.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/024912	
Telephone	01455 883 250	
Email	enquiries@elmhurstenergy.co.uk	
About this assessment		
Assessor's declaration	No related party	
Date of assessment	3 December 2024	
Date of certificate	4 December 2024	
Type of assessment	RdSAP	