

Energy performance certificate (EPC)

339 Simonside Terrace
NEWCASTLE UPON TYNE
NE6 5DS

Energy rating

D

Valid until: **29 March 2032**

Certificate number: **0370-2070-8170-2972-4411**

Property type

Mid-terrace house

Total floor area

89 square metres

Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on 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 efficiency rating for this property

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

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says “assumed”, it means that the feature could not be inspected and an assumption has been made based on the property’s age and type.

Feature	Description	Rating
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Wall	Solid brick, as built, no insulation (assumed)	Poor
Roof	Pitched, 100 mm loft insulation	Average
Roof	Pitched, no insulation (assumed)	Very poor
Window	Some double glazing	Poor
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 all 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 326 kilowatt hours per square metre (kWh/m²).

[What is primary energy use?](#)

Additional information

Additional information about this property:

- Cavity fill is recommended

Environmental impact of this property

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

Properties are rated in a scale from A to G based on how much carbon dioxide (CO₂) they produce.

Properties with an A rating produce less CO₂ than G rated properties.

**n average household
roduces**

6 tonnes of CO2

his property produces

5.1 tonnes of CO2

**his property's potential
roduction**

2.5 tonnes of CO2

making the [recommended changes](#), you could reduce this property's CO2 emissions by 2.6 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from D (56) to C (78).

[What is an energy rating?](#)



Recommendation 1: Flat roof or sloping ceiling insulation

Flat roof or sloping ceiling insulation

Typical installation cost

£850 - £1,500

Typical yearly saving

£48

Potential rating after carrying out recommendation 1

58 | D

Recommendation 2: Cavity wall insulation

Cavity wall insulation

Typical installation cost

£500 - £1,500

Typical yearly saving

£35

Potential rating after carrying out recommendations 1 and 2

59 | D

Recommendation 3: Internal or external wall insulation

Internal or external wall insulation

Typical installation cost

£4,000 - £14,000

Typical yearly saving

£35

Potential rating after carrying out recommendations 1 to 3

61 | D

Recommendation 4: Floor insulation (suspended floor)

Floor insulation (suspended floor)

Typical installation cost

£800 - £1,200

Typical yearly saving

£40

Potential rating after carrying out recommendations 1 to 4

63 | D

Recommendation 5: Draught proofing

Draught proofing

Typical installation cost

£80 - £120

Typical yearly saving

£29

Potential rating after carrying out recommendations 1 to 5

64 | D

Recommendation 6: Solar water heating

Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£28

Potential rating after carrying out recommendations 1 to 6

65 | D

Recommendation 7: Double glazed windows

replace single glazed windows with low-E double glazed windows

Typical installation cost £3,300 - £6,500

Typical yearly saving £77

Potential rating after carrying out recommendations 1 to 7 69 | C

Recommendation 8: Solar photovoltaic panels, 2.5 kWp

Install solar photovoltaic panels

Typical installation cost £3,500 - £5,500

Typical yearly saving £337

Potential rating after carrying out recommendations 1 to 8 78 | C

Looking for energy improvements

Find out [about energy grants and ways to save energy in your home.](https://www.gov.uk/improve-energy-efficiency) (https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings

Estimated yearly energy cost for this property £1015

Potential saving £293

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is based on how energy is used by the people living at the property.

The estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice](https://www.simpleenergyadvice.org.uk/) (https://www.simpleenergyadvice.org.uk/).

Heating use in this property

heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Space heating	12957 kWh per year
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Water heating	2180 kWh per year
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Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
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Loft insulation	402 kWh per year
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Cavity wall insulation	624 kWh per year
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Solid wall insulation	627 kWh per year
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Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Paul Easton
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Telephone	07792 623 855
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Email	easton.greendeal@gmail.com
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Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
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Assessor ID	EES/013300
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Telephone

01455 883 250

Mailenquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration

No related party

Date of assessment

30 March 2022

Date of certificate

30 March 2022

Type of assessment▶ [RdSAP](#)

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at ehc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.