

Energy performance certificate (EPC)

131a Newcastle Avenue WORKSOP S80 1NH		Energy rating D	Valid until: 13 September 2032	Certificate number: 0040-2752-6519-2292-1591

Property type	Top-floor flat
Total floor area	57 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) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

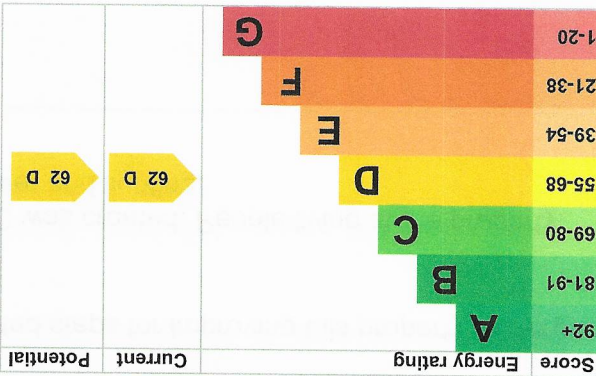
Energy rating and score

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

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.

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

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



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, filled cavity	Average
Roof	Pitched, no insulation (assumed)	Very poor
Window	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 78% of fixed outlets	Very good
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

The primary energy use for this property per year is 320 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£687 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 £0 per year** if you complete the suggested steps for improving this property's energy rating.

This is based on average costs in 2022 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:

- 10,510 kWh per year for heating
- 1,845 kWh per year for hot water

Impact on the environment

This property produces 3.2 tonnes of CO2		This property's potential production 3.2 tonnes of CO2	
You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.		Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.	
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		This property's environmental impact rating is D. It has the potential to be D.	

Changes you could make

The assessor did not make any recommendations for this property.

Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-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	Russell Chetwynd
Telephone	07758 224 401
Email	russell.chetwynd@yahoo.co.uk

Contacting the accredited 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	STRO025357
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Assessor's declaration	No related party
Date of assessment	12 September 2022
Date of certificate	14 September 2022
Type of assessment	RdSAP