

# Energy performance certificate (EPC)

## Certificate contents

- Rules on letting this property
- Energy rating and score
- Breakdown of property's energy performance
- Smart meters
- How this affects your energy bills
- Impact on the environment
- Steps you could take to save energy
- Who to contact about this certificate
- Other certificates for this property

## Share this certificate

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12 Mardale  
WASHINGTON  
NE37 1TH

Energy rating

C

Valid until

30 July 2035

Certificate number

7708-3053-8203-6155-2204

## Property type

Top-floor flat

## Total floor area

52 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](#).

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## Energy rating and score

This property's energy rating is C. 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

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## 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    |
| Roof                 | Pitched, 75 mm loft insulation                 | Average |
| Window               | Fully double glazed                            | Poor    |
| Main heating         | Boiler and radiators, mains gas                | Good    |
| Main heating control | Programmer and room thermostat                 | Average |
| Hot water            | From main system                               | Good    |
| Lighting             | Good lighting efficiency                       | Good    |
| Floor                | (another dwelling below)                       | N/A     |
| Air tightness        | (not tested)                                   | N/A     |
| Secondary heating    | None   | N/A     |

### Primary energy use

The primary energy use for this property per year is 182 kilowatt hours per square metre (kWh/m<sup>2</sup>).

► About primary energy use

## Additional information

Additional information about this property:

- Cavity fill is recommended
- Dwelling has access issues for cavity wall insulation

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## Smart meters

This property had **smart meters for gas and electricity** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out about using your smart meter](#)

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## How this affects your energy bills

An average household would need to spend **£808 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 £158 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

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## Heating this property

Estimated energy needed in this property is:

- 5,237 kWh per year for heating
- 1,705 kWh per year for hot water

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## Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year.

### Carbon emissions

**An average household produces**

6 tonnes of CO<sub>2</sub>

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**This property produces**

1.7 tonnes of CO<sub>2</sub>

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**This property's potential production**

1.1 tonnes of CO<sub>2</sub>

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.

## Steps you could take to save energy

- Do I need to follow these steps in order?

### Step 1: Increase loft insulation to 270 mm

**Typical installation cost**

£900 - £1,200

**Typical yearly saving**

£65

**Potential rating after completing step 1**

73 C

### Step 2: Cavity wall insulation

**Typical installation cost**

£900 - £1,500

**Typical yearly saving**

£93

**Potential rating after completing steps 1 and 2**

76 C

## Advice on making energy saving improvements

[Get detailed recommendations and cost estimates](#)

## Help paying for energy saving improvements

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

- Heat pumps and biomass boilers: [Boiler Upgrade Scheme](#)

## 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

Paul McIntosh

**Telephone**

0191 3885000 07774012307

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**Email**

[mcintoshp@hotmail.co.uk](mailto:mcintoshp@hotmail.co.uk)

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**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

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**Assessor's ID**

EES/003119

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**Telephone**

01455 883 250

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**Email**

[enquiries@elmhurstenergy.co.uk](mailto:enquiries@elmhurstenergy.co.uk)

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**About this assessment****Assessor's declaration**

No related party

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**Date of assessment**

30 July 2025

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**Date of certificate**

31 July 2025

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**Type of assessment**

- RdSAP
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**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 [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

**Certificate number**

[8304-7613-5529-6527-5453](#)

**Expired on**

28 April 2025

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