

## Energy performance certificate (EPC) recommendation report

12 Blandford Square  
NEWCASTLE UPON TYNE  
NE1 4HZ

Report number  
**4441-4315-8236-9169-8534**

Valid until  
**22 August 2033**

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### Energy rating and EPC

This property's current energy rating is C.

For more information on the property's energy performance, see the EPC for this property.

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# Recommendations

Make these changes to improve the property's energy efficiency.

Recommended improvements are grouped by the estimated time it would take for the change to pay for itself. The assessor may also make additional recommendations.

Each recommendation is marked as low, medium or high. This shows the potential impact of the change on reducing the property's carbon emissions.

## Changes that pay for themselves within 3 years

Recommendation	Potential impact
In some spaces, the solar gain limit defined in the NCM is exceeded, which might cause overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.	Medium

## Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium

## Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Consider switching from gas to biomass.	High
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium
Install more efficient water heater.	Low
Consider installing building mounted wind turbine(s).	Low

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## Property and report details

Report issued on	23 August 2023
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Total useful floor area	650 square metres
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Building environment	Heating and Natural Ventilation
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Calculation tool	G-ISBEM Ltd, G-ISBEM, v25.3, SBEM, v6.1.e.0
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## Assessor's details

Assessor's name	Rachel Errington
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Telephone	07739 805 405
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Email	<a href="mailto:ray1892@googlemail.com">ray1892@googlemail.com</a>
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Employer's name	Bluesky Property and Assessments
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Employer's address	94c Tynemouth Road, North Shields, NE30 1EE
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Assessor ID	EES/028141
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Assessor's declaration	The assessor is not related to the owner of the property.
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Accreditation scheme	Elmhurst Energy Systems Ltd
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