

OVERVIEW REPORT



Dwelling Address	Flat 1, 27 Queens Road, Jesmond, NEWCASTLE UPON TYNE, NE2 2PQ
Report Date	27/04/2025
Property Type	Ground-floor flat
Floor Area	72 m ²

This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations. It is to be used solely to allow an energy assessor to sense check the assessment details prior to lodgement.

Energy Rating

The current energy rating of this property is [C/71] and its potential is [C/78]

Breakdown of property's energy performance

Feature	Description	Energy Performance
Walls	Solid brick, as built, no insulation (assumed)	Poor
	Timber frame, with additional insulation	Good
Roof	(another dwelling above)	
Floor	Suspended, no insulation (assumed)	
Windows	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating controls	Programmer and room thermostat	Average
Secondary heating	None	
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very Good
Air tightness	(not tested)	

Primary Energy use

The primary energy use for this property per year is 217 kilowatt hour (kWh) per square metre

Estimated CO₂ emissions of the dwelling

The estimated CO₂ emissions for this dwellings is: **2.8** Tonnes per year

With the recommended measures the potential CO₂ emissions could be: **1.9** Tonnes per year

Recommendations

Recommended measure	Typical Yearly Saving	Potential Rating after measure installed	Cumulative savings (per year)	Cumulative Potential Rating
Internal or external wall insulation	£149	4	£149	C 75
Floor insulation (suspended floor)	£92	3	£241	C 78

Estimated energy use and potential savings

Estimated energy cost for the property over a year **£902**

Over a year you could save **£241**

Space heating requirement is **8775 kWh**

Water heating requirement is **1671 kWh**