

# Energy performance certificate (EPC)

Lee School House Longframlington MORPETH NE65 8JG	Energy rating <b>E</b>	Valid until: <b>5 November 2035</b>
		Certificate number: <b>9811-3955-3200-9665-7204</b>

**Property type**

Detached house

**Total floor area**

190 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 E. It has the potential to be E.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	41 E	54 E
21-38	F		
1-20	G		

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

## 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	Sandstone, with internal insulation	Good
Roof	Pitched, 200 mm loft insulation	Good
Window	Partial double glazing	Poor
Main heating	Boiler and radiators, dual fuel (mineral and wood)	Average

Feature	Description	Rating
Main heating	Boiler and radiators, electric	Very poor
Main heating control	No time or thermostatic control of room temperature	Very poor
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system	Average
Lighting	Excellent lighting efficiency	Very good
Floor	Solid, no insulation (assumed)	N/A
Air tightness	(not tested)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

## Primary energy use

The primary energy use for this property per year is 230 kilowatt hours per square metre (kWh/m<sup>2</sup>).

► [About primary energy use](#)

## Smart meters

This property had **no smart meters** 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 how to get a smart meter \(https://www.smartenergygb.org/\)](https://www.smartenergygb.org/)

## How this affects your energy bills

An average household would need to spend **£5,338 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 £894 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:

- 23,501 kWh per year for heating

- 3,117 kWh per year for hot water

# 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

<b>An average household produces</b>	6 tonnes of CO <sub>2</sub>
<b>This property produces</b>	3.9 tonnes of CO <sub>2</sub>
<b>This property's potential production</b>	3.1 tonnes of CO <sub>2</sub>

You could improve this property's CO<sub>2</sub> 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?](#)

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## Step 1: Floor insulation (solid floor)

Typical installation cost £5,000 - £10,000

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Typical yearly saving £353

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Potential rating after completing step 1

45 E

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## Step 2: Draught proofing

Typical installation cost £150 - £250

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Typical yearly saving £114

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Potential rating after completing steps 1 and 2

46 E

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## Step 3: Heating controls (programmer, room thermostat and TRVs)

Heating controls (programmer, thermostat, TRVs)

Typical installation cost £220 - £250

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Typical yearly saving £245

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Potential rating after completing steps 1 to 3

49 E

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## Step 4: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost £4,500 - £6,000

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Typical yearly saving

£181

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Potential rating after completing steps 1 to 4

51 E

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## Step 5: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£8,000 - £10,000

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Typical yearly saving

£293

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Potential rating after completing steps 1 to 5

54 E

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## 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:

- Insulation: [Great British Insulation Scheme](#)
- Heat pumps and biomass boilers: [Boiler Upgrade Scheme](#)
- Help from your energy supplier: [Energy Company Obligation](#)

## 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**

Anna Gibson

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**Telephone**

07920226727

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**Email**

[anna@greenleafassessments.co.uk](mailto:anna@greenleafassessments.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.

<b>Accreditation scheme</b>	Elmhurst Energy Systems Ltd
<b>Assessor's ID</b>	EES/020217
<b>Telephone</b>	01455 883 250
<b>Email</b>	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

## About this assessment

<b>Assessor's declaration</b>	No related party
<b>Date of assessment</b>	19 October 2025
<b>Date of certificate</b>	6 November 2025
<b>Type of assessment</b>	▶ <a href="#">RdSAP</a>

## 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).

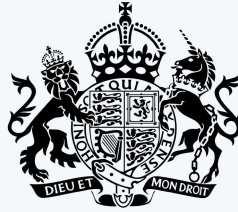
<b>Certificate number</b>	<a href="/energy-certificate/8738-6820-5409-3117-4006">8738-6820-5409-3117-4006 (/energy-certificate/8738-6820-5409-3117-4006)</a>
<b>Expired on</b>	5 October 2018



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**OGI**

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