# **Energy performance certificate (EPC)**

6 New Road WHITEHAVEN CA28 6DZ Energy rating

Valid until: 17 October 2033

Certificate number:

8090-1744-0722-1308-3073

Property type Semi-detached house

Total floor area 88 square metres

# Rules on letting this property



# You may not be able to let this property

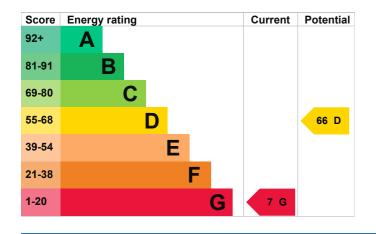
This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read <u>guidance for landlords on the regulations and exemptions</u> (<a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</a>).

Properties can be let if they have an energy rating from A to E. The <u>recommendations</u> <u>section</u> sets out changes you can make to improve the property's rating.

# **Energy rating and score**

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

<u>See how to improve this property's energy efficiency.</u>



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	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, no insulation (assumed)	Very poor
Window	Fully double glazed	Good
Main heating	Room heaters, coal	Very poor
Main heating control	No thermostatic control of room temperature	Poor
Hot water	Electric immersion, standard tariff	Very poor
Lighting	No low energy lighting	Very poor
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Portable electric heaters (assumed)	N/A

#### Primary energy use

The primary energy use for this property per year is 755 kilowatt hours per square metre (kWh/m2).

#### **Additional information**

Additional information about this property:

Cavity fill is recommended

# How this affects your energy bills

An average household would need to spend £6,587 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 £4,207 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- 17,957 kWh per year for heating
- 2,569 kWh per year for hot water

Impact on the environment	This property produces	23.0 tonnes of CO2
This property's current environmental impact rating is G. It has the potential to be A.	This property's potential production	0.0 tonnes of CO2

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

#### **Carbon emissions**

An average household produces

6 tonnes of CO2

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

# Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£988
2. Floor insulation (solid floor)	£4,000 - £6,000	£280
3. Increase hot water cylinder insulation	£15 - £30	£131
4. Low energy lighting	£60	£79
5. Biomass stove with boiler	£7,000 - £13,000	£2,494
6. Solar water heating	£4,000 - £6,000	£235
7. Solar photovoltaic panels	£3,500 - £5,500	£682

## Help paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. 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 <a href="www.gov.uk/improve-energy-efficiency">www.gov.uk/improve-energy-efficiency</a>.

## 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	Gary Gibson
Telephone	07540274933
Email	cumbriaepc@outlook.com

### **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	
Assessor's ID	EES/020883	
Telephone	01455 883 250	
Email	enquiries@elmhurstenergy.co.uk	
About this assessment Assessor's declaration	No related party	
	No related party 4 October 2023	
Assessor's declaration		