Energy performance certificate (EPC)

39, Aikbank Road WHITEHAVEN CA28 6LJ	Energy rating	Valid until:	25 February 2026		
		Certificate number:	8506-7268-1029-5326-2263		
Property type	Mid-terrace house				
Total floor area		75 square metres			

Rules on letting this property

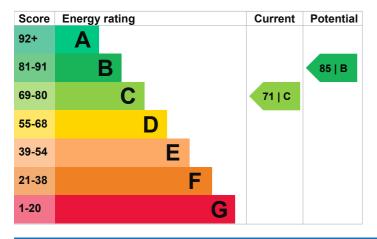
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance for landlords on the regulations and exemptions</u> (<u>https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</u>).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

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



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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, filled cavity	Good
Roof	Pitched, 200 mm loft insulation	Good
Roof	Pitched, 150 mm loft insulation	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 44% of fixed outlets	Average
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 208 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property 1.4 tonnes of CO2 This property's potential production This property's current environmental impact rating is C. It has the potential to be B. You could improve this property's CO2 emissions by making the suggested changes. Properties get a rating from A (best) to G This will help to protect the environment. (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the Environmental impact ratings are based on environment. assumptions about average occupancy and energy use. They may not reflect how energy 6 tonnes of CO2 An average household is consumed by the people living at the produces property. 2.7 tonnes of CO2 This property produces

Improve this property's energy rating

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (suspended floor)	£800 - £1,200	£31
2. Low energy lighting	£25	£24
3. Solar water heating	£4,000 - £6,000	£33
4. Solar photovoltaic panels	£5,000 - £8,000	£285

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.

Estimated energy use and potential savings Based on average energy costs when this		Heating use in this property Heating a property usually makes up the majority of energy costs.		
				EPC was created:
Estimated yearly energy cost for this property	Type of heating	Estimated energy used		
		Space heating	7240 kWh per year	
Potential saving if you complete every step in	£89	Water heating	1769 kWh per year	
order		Potential energy savings by installing insulation		
The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.		Type of insulation	Amount of energy saved	
		Loft insulation	77 kWh per year	
		Saving energy in this property		
		Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.		

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name Telephone Email Christopher Nuttall 08450945192 <u>enquiries@vibrantenergymatters.co.uk</u>

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate Type of assessment ECMK ECMK300246 0333 123 1418 info@ecmk.co.uk

No related party 26 February 2016 26 February 2016 RdSAP