# Energy performance certificate (EPC)

42, Main Street Er Distington WORKINGTON CA14 5TH	Energy rating	Valid until:	23 September 2023	
	D	Certificate number:	2448-6095-7201-1837-5930	
Property type	Mid-terrace house			
Total floor area	73 square metres			

## Rules on letting this property

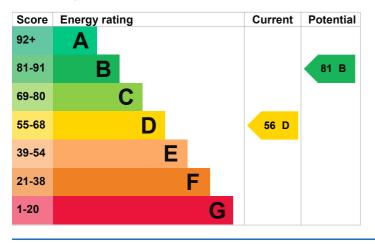
Properties can be let if they have an energy rating from A to E.

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 rating and score

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

See how to improve this property's energy efficiency.



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, as built, no insulation (assumed)	Very poor
Roof	Pitched, no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 75% of fixed outlets	Very good
Floor	Solid, 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 309 kilowatt hours per square metre (kWh/m2).

#### Additional information

Additional information about this property:

• Stone walls present, not insulated

## How this affects your energy bills

An average household would need to spend **£938 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 £290 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2013** 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:

- 11,253 kWh per year for heating
- 2,037 kWh per year for hot water

This property produces 4.3 tonnes of CO	
This property's 1.9 tonnes of CO2 potential production	
You could improve this pro emissions by making the s This will help to protect the	suggested changes.
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	This property's potential production You could improve this pro emissions by making the s This will help to protect the These ratings are based of about average occupancy People living at the proper

### Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£130
2. Floor insulation	£800 - £1,200	£28
3. Heating controls (room thermostat)	£350 - £450	£32
4. Condensing boiler	£2,200 - £3,000	£79
5. Flue gas heat recovery	£900	£21
6. Solar photovoltaic panels	£9,000 - £14,000	£219

#### 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 <u>www.gov.uk/improve-energy-efficiency</u>.

#### 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	Julie Enberg
Telephone	0845 0945 192
Email	greendeal@vibrantenergymatters.co.uk

#### Contacting the accreditation scheme

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

Accreditation scheme Assessor's ID Telephone Email NHER NHER007026 01455 883 250 enquiries@elmhurstenergy.co.uk

#### About this assessment

Assessor's declaration Date of assessment Date of certificate Type of assessment No related party 24 September 2013 24 September 2013 RdSAP