| Energy performance certificate (EPC) | | | |
|---|---------------|--|--|
| Braggs Villa Allonby MARYPORT CA15 6QA | Energy rating | Valid until: 18 October 2032 Certificate number: 9080-2561-9201-2892-9931 | |
| Property type | | Semi-detached house | |
| Total floor area | | 190 square metres | |

Rules on letting this property

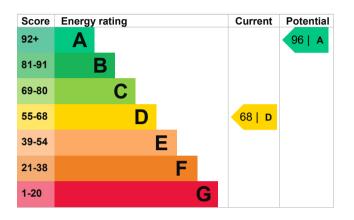
Properties can be let if they have an energy rating from A to E.

You can read <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 D. It has the potential to be A.

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



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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 | Sandstone or limestone, as built, no insulation (assumed) | Poor |
| Roof | Pitched, 200 mm loft insulation | Good |
| Window | Fully double glazed | Average |
| 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 all fixed outlets | Very good |
| Floor | Solid, no insulation (assumed) | N/A |
| Secondary heating | Room heaters, wood logs | N/A |

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

• Biomass secondary heating

Primary energy use

The primary energy use for this property per year is 205 kilowatt hours per square metre (kWh/m2).

| Environmental impact property | of this | This property produces | 6.3 tonnes of CO2 |
|--|-----------------|---|--|
| This property's current environmental impact rating is D. It has the potential to be A. | | This property's potential production | 1.1 tonnes of CO2 |
| Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce. | | By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 5.2 tonnes per year. This will help to protect the | |
| Properties with an A rating produce less CO2 than G rated properties. | | environment. | |
| | 6 tonnes of CO2 | Environmental impact rating assumptions about average energy use. They may not r consumed by the people liv | e occupancy and reflect how energy is |

Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from D (68) to A (96).

| Step | Typical installation cost | Typical yearly saving |
|---|---------------------------|-----------------------|
| 1. Internal or external wall insulation | £4,000 - £14,000 | £308 |
| 2. Floor insulation (solid floor) | £4,000 - £6,000 | £56 |
| 3. Condensing boiler | £2,200 - £3,000 | £103 |
| 4. Solar photovoltaic panels | £3,500 - £5,500 | £351 |
| 5. Wind turbine | £15,000 - £25,000 | £695 |

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 EPC was created:

| Estimated yearly energy cost for this property | £1399 |
|--|-------|
| Potential saving if you complete every step in order | £467 |

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.

Heating use in this property

Heating a property usually makes up the majority of energy costs.

| Estimated energy used to heat this property | | |
|---|------------------------|--|
| Type of heating | Estimated energy used | |
| Space heating | 19868 kWh per year | |
| Water heating | 3578 kWh per year | |
| Potential energy insulation | savings by installing | |
| Type of insulation | Amount of energy saved | |
| Solid wall insulation | 6224 kWh per year | |
| Saving energy in this property | | |

Find ways to save energy in your home by visiting <u>www.gov.uk/improve-energy-efficiency</u>.

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 | |

Jacqueline Gartland 07597338040 info@westcumbriaepc.com

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate Type of assessment Stroma Certification Ltd STRO029598 0330 124 9660 certification@stroma.com

No related party 19 October 2022 19 October 2022 RdSAP