

# Energy performance certificate (EPC) recommendation report

20 Blencathra Street  
KESWICK  
CA12 4HP

Report number  
**7930-7349-2602-0983-3041**

Valid until  
**7 March 2034**

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## Energy rating and EPC

This property's energy rating is B.

For more information on the property's energy performance, see the EPC for this property.

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## Recommendations

### Additional recommendations

Recommendation	Potential impact on carbon emissions
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Consider replacing T8 lamps with retrofit T5 conversion kit.	Low
Some windows have high U-values - consider installing secondary glazing.	Medium
Add weather compensation controls to heating system.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Consider switching from gas to biomass.	High
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing an air source heat pump.	High

### Property and report details

Report issued on	8 March 2024
Total useful floor area	243 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v7.2.0, SBEM, v6.1.e.0

## Assessor's details

Assessor's name	Neil Austin
Telephone	01253486919
Email	<a href="mailto:neil.austin@ener-services.co.uk">neil.austin@ener-services.co.uk</a>
Employer's name	Ener Services & Surveys Ltd
Employer's address	Airey House Shepherd Road Lytham St Annes
Assessor ID	EES/017379
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd

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