

# Energy performance certificate (EPC)

Flat 2 24 St. Johns Street KESWICK CA12 5AS	Energy rating <b>D</b>	Valid until: <b>2 April 2030</b>
		Certificate number: <b>8430-7527-3170-2847-7292</b>

<b>Property type</b>	Top-floor flat
<b>Total floor area</b>	40 square metres

## Rules on letting this property

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

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

## Energy rating and score

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

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		78 C
55-68	<b>D</b>	62 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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 or limestone, as built, no insulation (assumed)	Poor
Wall	Timber frame, as built, no insulation (assumed)	Poor
Roof	Pitched, 300 mm loft insulation	Very good
Window	Partial double glazing	Poor
Main heating	Electric storage heaters	Average
Main heating control	Manual charge control	Poor
Hot water	Electric heat pump for water heating only	Poor
Lighting	Low energy lighting in 67% of fixed outlets	Good
Floor	(another dwelling below)	N/A
Secondary heating	Portable electric heaters (assumed)	N/A

## Primary energy use

The primary energy use for this property per year is 565 kilowatt hours per square metre (kWh/m<sup>2</sup>).

► [About primary energy use](#)

## 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 **£863 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 £393 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2020** 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:

- 6,460 kWh per year for heating
- 1,120 kWh per year for hot water

### Impact on the environment

This property's current environmental impact rating is E. It has the potential to be C.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year. CO<sub>2</sub> harms the environment.

## Carbon emissions

<b>An average household produces</b>	6 tonnes of CO <sub>2</sub>
<b>This property produces</b>	3.8 tonnes of CO <sub>2</sub>
<b>This property's potential production</b>	2.0 tonnes of CO <sub>2</sub>

You could improve this property's CO<sub>2</sub> emissions by making the suggested changes. This will help to protect the environment.

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

▶ [Do I need to follow these steps in order?](#)

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## Step 1: Internal or external wall insulation

Typical installation cost £4,000 - £14,000

Typical yearly saving £218

Potential rating after completing step 1 **71 C**

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## Step 2: Low energy lighting

Typical installation cost £5

Typical yearly saving £9

Potential rating after completing steps 1 and 2 **71 C**

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## Step 3: High heat retention storage heaters

Typical installation cost £800 - £1,200

Typical yearly saving £111

Potential rating after completing steps 1 to 3 **76 C**

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## Step 4: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost £3,300 - £6,500

Typical yearly saving £55

Potential rating after completing steps 1 to 4 **78 C**

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## Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). 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.](#)

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.

<b>Assessor's name</b>	Paul Johnston
<b>Telephone</b>	01768 772988
<b>Email</b>	<a href="mailto:p.johnston@edwin-thompson.co.uk">p.johnston@edwin-thompson.co.uk</a>

## Contacting the accreditation scheme

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

<b>Accreditation scheme</b>	Elmhurst Energy Systems Ltd
<b>Assessor's ID</b>	EES/022920
<b>Telephone</b>	01455 883 250
<b>Email</b>	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

## About this assessment

<b>Assessor's declaration</b>	Employed by the professional dealing with the property transaction
<b>Date of assessment</b>	13 March 2020
<b>Date of certificate</b>	3 April 2020
<b>Type of assessment</b>	▶ <a href="#">RdSAP</a>

### Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at [dluhc.digital-services@levellingup.gov.uk](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

<b>Certificate number</b>	<a href="#">0332-2880-7187-9525-0755 (/energy-certificate/0332-2880-7187-9525-0755)</a>
<b>Valid until</b>	24 August 2025

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