# Energy performance certificate (EPC) Mountain view Glennridding Penrith CA11 0QB Property type Detached house Total floor area Total floor area Total symmetric certificate (EPC) Valid until: 26 October 2033 Certificate number: 7442-4087-6072-4820-1896

# Rules on letting this property



# You may not be able to let this property

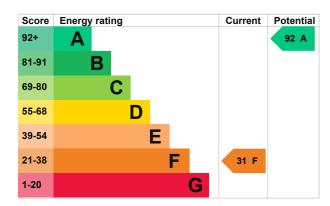
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read <u>guidance for landlords on the regulations and exemptions</u> (<a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</a>).

Properties can be let if they have an energy rating from A to E. You could make changes to improve this property's energy rating.

# **Energy rating and score**

This property's current energy rating is F. It has the potential to be A.

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



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	Granite or whinstone, as built, no insulation (assumed)	Very poor
Roof	Pitched, 50 mm loft insulation	Poor
Window	Mostly double glazing	Average
Main heating	Boiler and radiators, oil	Average
Main heating	Boiler and radiators, coal	Average
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Average
Lighting	Low energy lighting in 36% of fixed outlets	Average
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

#### Primary energy use

The primary energy use for this property per year is 435 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 £2,488 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 £1,377 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- 34,433 kWh per year for heating
- 2,966 kWh per year for hot water

# Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.

#### **Carbon emissions**

An average household produces

6 tonnes of CO2

This property produces	18.2 tonnes of CO2
This property's potential production	5.1 tonnes of CO2

You could improve this property's CO2 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

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£103
2. Internal or external wall insulation	£4,000 - £14,000	£1,007
3. Floor insulation (solid floor)	£4,000 - £6,000	£94
4. Low energy lighting	£35	£50
5. Heating controls (room thermostat)	£350 - £450	£44

Step	Typical installation cost	Typical yearly saving
6. Condensing boiler	£2,200 - £3,000	£33
7. Solar water heating	£4,000 - £6,000	£47
8. Solar photovoltaic panels	£3,500 - £5,500	£325
9. Wind turbine	£15,000 - £25,000	£684

### 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 www.gov.uk/improve-energy-efficiency.

#### 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	Paul Frampton
Telephone	07908416879
Email	paulframpton16@hotmail.com

#### Contacting the accreditation scheme

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

Accreditation scheme	Quidos Limited	
Assessor's ID	QUID209188	
Telephone	01225 667 570	
Email	<u>info@quidos.co.uk</u>	
About this assessment		
Assessor's declaration	No related party	
Date of assessment	24 October 2023	
Date of certificate	27 October 2023	
Type of assessment	RdSAP	