Energy performance certificate (EPC)

VICTORIA COTTAGE VICTORIA STREET KESWICK CA12 5LP Energy rating

Valid until: 12 January 2031

Certificate number: 2717-3029-8102-0699-1702

Property type Detached house

Total floor area 46 square metres

Rules on letting this property

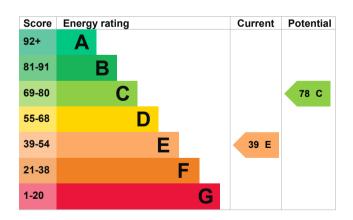
Properties can be let if they have an energy rating from A to E.

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

Energy rating and score

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

<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)	Poor
Roof	Pitched, no insulation (assumed)	Very poor
Window	Partial double glazing	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 all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 629 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

- · Stone walls present, not insulated
- Dwelling may be exposed to wind-driven rain
- Dwelling may have narrow cavities

How this affects your energy bills

An average household would need to spend £1,193 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 £498 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2021** when this EPC was created. People living at the property may use different amounts of heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 15,786 kWh per year for heating
- 1,634 kWh per year for hot water

Saving energy by installing insulation

Energy you could save:

- 2,578 kWh per year from loft insulation
- 6,191 kWh per year from solid wall insulation

More ways to save energy

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

Environmental impact of this property

This property's current environmental impact rating is F. 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.

An average household 6 tonnes of CO2 produces

This property produces 5.1 tonnes of CO2

This property's potential production

1.8 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£370
2. Floor insulation (suspended floor)	£800 - £1,200	£54
3. Heating controls (room thermostat)	£350 - £450	£27
4. Solar water heating	£4,000 - £6,000	£25
5. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£23
6. Solar photovoltaic panels	£3,500 - £5,500	£311

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.

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 Stephen Sim Telephone 02033978220

Email hello@propcert.co.uk

Accreditation scheme contact details

Accreditation scheme Quidos Limited
Assessor ID QUID206216
Telephone 01225 667 570
Email info@quidos.co.uk

Assessment details

Assessor's declaration No related party
Date of assessment 13 January 2021
Date of certificate 13 January 2021

Type of assessment RdSAP