

# Energy performance certificate (EPC)

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Flat 47  
Kentgate Place  
Beezon Road  
KENDAL  
LA9 6EQ

Energy  
rating

**D**

Valid  
until: **9  
September  
2025**

Certificate  
number: **8506-4913-  
1839-2207-  
6153**

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**Property type** Ground-floor flat

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**Total floor area** 109 square metres

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## Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65   D	65   D
39-54	E		
21-38	F		
1-20	G		

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
Walls	Average thermal transmittance 0.29 W/m <sup>2</sup> K	Very good
Floor	Average thermal transmittance 0.25 W/m <sup>2</sup> K	Good
Windows	High performance glazing	Very good
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	Electric immersion, standard tariff	Very poor
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(other premises above)	N/A
Secondary heating	None	N/A
Air tightness	(not tested)	N/A

## Primary energy use

The primary energy use for this property per year is 190 kilowatt hours per square metre (kWh/m<sup>2</sup>).

### ► [What is primary energy use?](#)

Primary energy use is a measure of the energy required for lighting, heating and hot water in a property. The calculation includes:

- the efficiency of the property’s heating system
- power station efficiency for electricity
- the energy used to produce the fuel and deliver it to the property

## Environmental impact of this property

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

Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.

Properties with an A rating produce less CO2 than G rated properties.

<b>An average household produces</b>	6 tonnes of CO2
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<b>This property produces</b>	3.5 tonnes of CO2
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<b>This property's potential production</b>	3.5 tonnes of CO2
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By making the [recommended changes](#), you could reduce this property's CO2 emissions by 0.0 tonnes per year. 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.

## Improve this property's energy performance

The assessor did not make any recommendations for this property.

Potential energy  
rating

[Simple Energy Advice](#)  
has guidance on  
[improving a property's  
energy use.](#)

D

[\(https://www.simpleenergyadvice.org.uk/\)](https://www.simpleenergyadvice.org.uk/)

## Paying for energy improvements

[Find energy grants and ways to save energy in your home.](#)  
 [\(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

### Estimated energy use and potential savings

<b>Estimated yearly energy cost for this property</b>	£1020
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<b>Potential saving</b>	£0
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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.

The potential saving shows how much money you could save if you [complete each recommended step in order](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice \(https://www.simpleenergyadvice.org.uk/\)](#).

## 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	3934 kWh per year
Water heating	2007 kWh per year

## Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in 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	Mark Newbery
Telephone	01794367703
Email	<a href="mailto:mark.newbery@thrivearchitects.co.uk">mark.newbery@thrivearchitects.co.uk</a>

## Accreditation scheme contact details

Accreditation scheme	NHER
Assessor ID	NHER008848
Telephone	01455 883 250

**Email** [enquiries@elmhurstenergy.co.uk](mailto:enquiries@elmhurstenergy.co.uk)

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## Assessment details

**Assessor's declaration** No related party

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**Date of assessment** 9 September 2015

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**Date of certificate** 10 September 2015

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**Type of assessment**

▶ [SAP](#)

SAP (Standard Assessment Procedure) is a method used to assess and compare the energy and environmental performance of properties in the UK. It uses detailed information about the property's construction to calculate energy performance.

This type of assessment must be carried out on all new properties built after 1 April 2008 in England and Wales, and 30 September

2008 in Northern  
Ireland.

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### 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.

There are no related certificates for this property.