# **Energy performance certificate (EPC)**

39 QUARRY RIGG BOWNESS-ON-WINDERMERE LA23 3DT Energy rating

Valid until:

12 April 2031

Certificate number: 2747-6271-7112-1207-1183

Property type

Top-floor flat

Total floor area

43 square metres

## Rules on letting this property

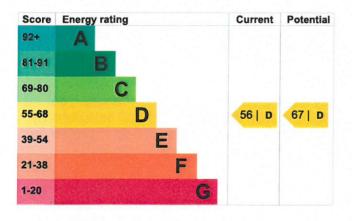
Properties can be let if they have an energy rating from A to E.

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-guidance</u>).

# **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.



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    |
|----------------------|--|-----------|
| Wall                 | Timber frame, as built, partial insulation (assumed) | Average   |
| Roof                 | Pitched, limited insulation (assumed)                | Very poor |
| Window               | Fully double glazed                                  | Average   |
| Main heating         | Electric storage heaters                             | Average   |
| Main heating control | Manual charge control                                | Poor      |
| Hot water            | Electric immersion, off-peak                         | Average   |
| Lighting             | Low energy lighting in 60% of fixed outlets          | Good      |
| Floor                | (another dwelling below)                             | N/A       |
| Secondary heating    | Room heaters, electric                               | N/A       |

#### Primary energy use

The primary energy use for this property per year is 675 kilowatt hours per square metre (kWh/m2).

| Environmental impa<br>property  | act of this      | This property produces   | 4.9 tonnes of CO2 |
|---|------------------|--|-------------------|
| This property's current environmental impact rating is F. It has the potential to be E.  Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce. |                  | This property's potential production   | 4.0 tonnes of CO2 |
|   |                  | By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 0.9 tonnes per year. This will help to protect the environment. |                   |
| Properties with an A rating   | produce less CO2 |  |                   |
| than G rated properties.  |                  | Environmental impact rating assumptions about average  | e occupancy and   |
| An average household produces   | 6 tonnes of CO2  | energy use. They may not of consumed by the people live  |                   |
|   |                  |  |                   |

## Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from D (56) to D (67).

| Step                                   | Typical installation cost | Typical yearly saving |
|--|---------------------------|-----------------------|
| 1. Low energy lighting                 | £20                       | £12                   |
| 2. High heat retention storage heaters | £1,200 - £1,800           | £243                  |

### 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.

# Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

| Estimated yearly energy cost for this property       | £1043 |
|--|-------|
| Potential saving if you complete every step in order | £254  |

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.

#### Heating use in this property

Heating a property usually makes up the majority of energy costs.

# Estimated energy used to heat this property

| p p                       |                         |
|---------------------------|-------------------------|
| Type of heating           | Estimated energy used   |
| Space heating             | 7448 kWh per year       |
| Water heating             | 1631 kWh per year       |
| Potential energinsulation | y savings by installing |
| Type of insulation        | Amount of energy saved  |
| Loft insulation           | 3691 kWh per year       |

### Saving energy in this property

Find ways to save energy in your home by visiting <a href="https://www.gov.uk/improve-energy-efficiency">www.gov.uk/improve-energy-efficiency</a>.

## 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 Philip Eccles
Telephone 07875280160

Email <a href="mailto:philip@eccles-epc.co.uk">philip@eccles-epc.co.uk</a>

#### Accreditation scheme contact details

Accreditation scheme ECMK

 Assessor ID
 ECMK300194

 Telephone
 0333 123 1418

 Email
 info@ecmk.co.uk

#### Assessment details

Assessor's declaration

Date of assessment

Date of certificate

Type of assessment

No related party
7 April 2021
13 April 2021
RdSAP