Energy performance certificate (EPC)

North Lodge WINDERMERE LA23 1JQ Energy rating

Valid until: 14 February 2029

Certificate number: 0288-8076-6252-4381-5970

Property type

Semi-detached house

Total floor area

152 square metres

Rules on letting this property

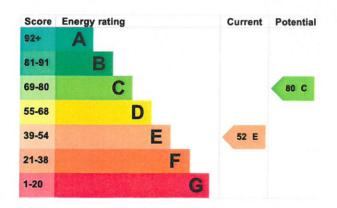
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance</u> for <u>landlords</u> on the <u>regulations</u> and <u>exemptions</u> (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 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 Very poor	
Wall	Granite or whinstone, as built, no insulation (assumed)		
Roof	Pitched, 150 mm loft insulation	Good	
Window	Fully double glazed	Average	
Main heating	Boiler and radiators, electric	Average	
Main heating control	Programmer, room thermostat and TRVs	Good	
Hot water	Electric immersion, off-peak, plus solar	Good	
Lighting	Low energy lighting in all fixed outlets	Very good	
Floor	Solid, no insulation (assumed)	N/A	
Secondary heating	Room heaters, wood logs	N/A	

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- · Biomass secondary heating
- · Solar water heating

Primary energy use

The primary energy use for this property per year is 561 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 £2,377 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 £1,049 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2019** 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:

- · 27,012 kWh per year for heating
- · 2,301 kWh per year for hot water

Impact on the environment

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

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 13.7 tonnes of CO2

This property's 6.5 tonnes of CO2

potential production

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. Internal or external wall insulation	£4,000 - £14,000	£957
2. Floor insulation (solid floor)	£4,000 - £6,000	£92
3. Solar photovoltaic panels	£5,000 - £8,000	£312

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	Peter Ryan
Telephone	07968071279
Email	info@epc-cumbria.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	QUID205877		
Telephone	01225 667 570		
Email	info@quidos.co.uk		
About this assessment Assessor's declaration	No related party		
Date of assessment	8 February 2019		
Date of certificate	15 February 2019		
Type of assessment	RdSAP		