# Energy performance certificate (EPC) 1 Keldwyth Keldwyth Drive Troutbeck Bridge WINDERMERE LA23 1NJ Property type Detached house Total floor area 1 Keldwyth Cartificate (EPC) Cartificate (EPC) Cartificate (EPC) Certificate number: 4 August 2034 Certificate number: 2657-3040-5203-0824-3200 Detached house

# Rules on letting this property



# You may not be able to let this property

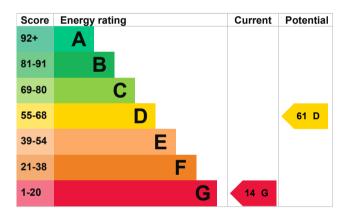
This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read <u>guidance for landlords on the regulations and exemptions</u> (<a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-quidance">https://www.gov.uk/guidance/domestic-private-rented-property-m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

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

# **Energy rating and score**

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

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

For properties in England and Wales:

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.

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
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Full secondary glazing	Good
Main heating	Electric storage heaters	Average
Main heating control	Manual charge control	Poor
Hot water	Electric immersion, off-peak	Very poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Floor	To external air, 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 956 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 £16,747 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 £9,444 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** 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:

- 94,330 kWh per year for heating
- 2,182 kWh per year for hot water

Impact	on	the	environment

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

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

### Carbon emissions

An average household produces

6 tonnes of CO2

This property produces 53.0 tonnes of CO2

This property's potential production 23.0 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. Room-in-roof insulation	£1,500 - £2,700	£2,676
2. Internal or external wall insulation	£4,000 - £14,000	£3,617
3. Floor insulation (suspended floor)	£800 - £1,200	£487
4. Floor insulation (solid floor)	£4,000 - £6,000	£362
5. High heat retention storage heaters	£3,200 - £4,800	£2,303
6. Solar photovoltaic panels	£3,500 - £5,500	£538

### 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 Melanie Wilson Telephone 01189770690

Email epc@nichecom.co.uk

### Contacting the accreditation scheme

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

Accreditation scheme Elmhurst Energy Systems Ltd

Assessor's ID EES/025514
Telephone 01455 883 250

Email enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration No related party
Date of assessment 25 July 2024
Date of certificate 5 August 2024

Type of assessment RdSAP