

# Energy performance certificate (EPC)

110 Elleray Gardens WINDERMERE LA23 1JE	Energy rating <b>C</b>	Valid until: <b>23 February 2032</b>
		Certificate number: <b>0370-2317-9120-2822-3321</b>

Property type	Mid-floor flat
Total floor area	46 square metres

## Rules on letting this property

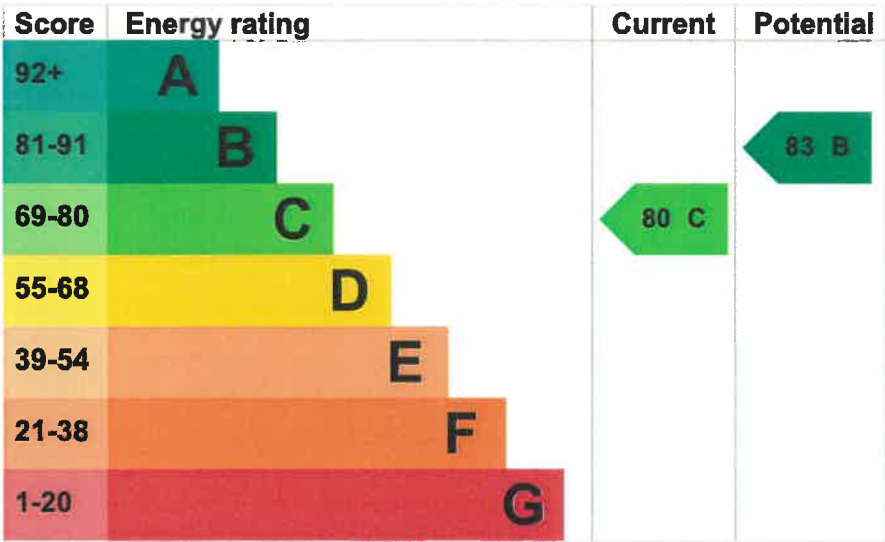
Properties can be let if they have an energy rating from A to E.

You can read [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 rating and score

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

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



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	Cavity wall, as built, insulated (assumed)	Good
Window	Fully double glazed	Average
Main heating	Electric storage heaters	Average
Main heating control	Automatic charge control	Average
Hot water	Electric immersion, off-peak	Average
Lighting	Low energy lighting in 70% of fixed outlets	Very good
Roof	(another dwelling above)	N/A
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 292 kilowatt hours per square metre (kWh/m<sup>2</sup>).

► [About primary energy use](#)

## How this affects your energy bills

An average household would need to spend **£493 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 £100 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2022** 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:

- 2,412 kWh per year for heating
- 1,630 kWh per year for hot water

## Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year.

## Carbon emissions

An average household produces	6 tonnes of CO <sub>2</sub>
This property produces	2.2 tonnes of CO <sub>2</sub>
This property's potential production	1.8 tonnes of CO <sub>2</sub>

You could improve this property's CO<sub>2</sub> 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.

# Steps you could take to save energy

► [Do I need to follow these steps in order?](#)

## Step 1: Low energy lighting

Typical installation cost	£15
Typical yearly saving	£11
Potential rating after completing step 1	80 C

## Step 2: Replacement glazing units

Typical installation cost	£1,000 - £1,400
Typical yearly saving	£49
Potential rating after completing steps 1 and 2	82 B

## Step 3: High performance external doors

Typical installation cost	£1,000
Typical yearly saving	£40
Potential rating after completing steps 1 to 3	83 B

## Advice on making energy saving improvements

[Get detailed recommendations and cost estimates](#)

## Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Heat pumps and biomass boilers: [Boiler Upgrade Scheme](#)

## 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	Elliot Barrett
Telephone	01924 669941
Email	<a href="mailto:epc@compliance365.co.uk">epc@compliance365.co.uk</a>

### 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/025911
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

## About this assessment

Assessor's declaration	No related party
Date of assessment	23 February 2022
Date of certificate	24 February 2022
Type of assessment	<a href="#">▶ RdSAP</a>

## 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 [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number	<a href="#">0863-2862-6910-0801-0921 (/energy-certificate/0863-2862-6910-0801-0921)</a>
Expired on	1 September 2019

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