Energy performance certificate (EPC)				
First Floor Flat Craig Y Don Beresford Road	Energy rating	Valid until:	24 April 2035	
WINDERMERE LA23 2JG		Certificate number:	2344-3048-7207-4185-3204	
Property type	Ν	lid-floor flat		
Total floor area	55 square metres			

### Rules on letting this property

# You may not be able to let this property

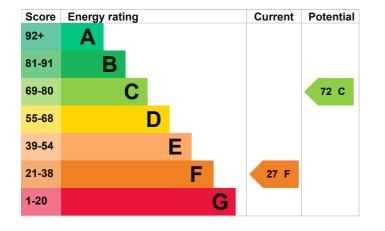
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

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

### **Energy rating and score**

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

<u>See how to improve this property's energy</u> 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	Granite or whinstone, as built, no insulation (assumed)	Very poor
Window	Single glazed	Very poor
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
Roof	(another dwelling above)	N/A
Floor	(other premises below)	N/A
Secondary heating	Portable electric heaters (assumed)	N/A

### Primary energy use

The primary energy use for this property per year is 1039 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 £2,922 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 £1,876 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** 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:

- 16,461 kWh per year for heating
- 1,883 kWh per year for hot water

### Impact on the environment

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

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 6 tonnes of CO2 produces

This property produces9.7 tonnes of CO2This property's potential<br/>production3.8 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.

### Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£1,246
2. Draught proofing	£80 - £120	£28
3. High heat retention storage heaters	£1,200 - £1,800	£457
4. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£145

### Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

### Help paying for energy saving improvements

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

- Free energy saving improvements: <u>Home Upgrade Grant (www.gov.uk/apply-home-upgrade-grant)</u>
- Insulation: Great British Insulation Scheme (www.gov.uk/apply-great-british-insulation-scheme)
- Heat pumps and biomass boilers: <u>Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)</u>
- Help from your energy supplier: <u>Energy Company Obligation (www.gov.uk/energy-company-obligation)</u>

# 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	07968 071 279
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.

Assessor's IDEES/025797Telephone01455 883 250Emailenquiries@elmhurstenergy.co.uk	Accreditation scheme	Elmhurst Energy Systems Ltd
	Assessor's ID	EES/025797
Email enquiries@elmhurstenergy.co.uk	Telephone	01455 883 250
	Email	enquiries@elmhurstenergy.co.uk

### About this assessment

Assessor's declaration	No related party
Date of assessment	24 March 2025
Date of certificate	25 April 2025
Type of assessment	RdSAP