Energy performance certificate (EPC)			
40 Bolton Street WORKINGTON CA14 2SL	Energy rating	Valid until:	2 September 2034
CA14 2SL		Certificate number:	0286-1211-8604-2922-0904
Property type	Ν	/lid-terrace house	
Total floor area	74 square metres		

### Rules on letting this property

# You may not be able to let this property

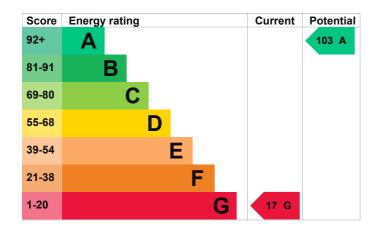
This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read <u>guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-</u>private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

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

## **Energy rating and score**

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

<u>See how to improve this property's energy</u> <u>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
Wall	Sandstone or limestone, as built, no insulation (assumed)	Very poor
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Pitched, limited insulation (assumed)	Very poor
Window	Partial double glazing	Average
Main heating	Room heaters, electric	Very poor
Main heating control	Appliance thermostats	Good
Hot water	Electric instantaneous at point of use	Very poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

### Primary energy use

The primary energy use for this property per year is 698 kilowatt hours per square metre (kWh/m2).

### **Additional information**

Additional information about this property:

- Stone walls present, not insulated
- · Dwelling may have narrow cavities

# How this affects your energy bills

An average household would need to spend £5,605 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 £3,787 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:

- 15,243 kWh per year for heating
- 1,264 kWh per year for hot water

### Impact on the environment

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

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 produces8.7 tonnes of CO2This property's potential<br/>production0.6 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	£922
2. Floor insulation (solid floor)	£4,000 - £6,000	£151
3. Gas condensing boiler	£3,000 - £7,000	£2,636
4. Solar water heating	£4,000 - £6,000	£78
5. Solar photovoltaic panels	£3,500 - £5,500	£750
6. Wind turbine	£15,000 - £25,000	£1,540

### 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: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)
- Help from your energy supplier: Energy Company Obligation (www.gov.uk/energy-company-obligation)

# 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	Jane Fitzwilliam
Telephone	07590998091
Email	jf.epc@outlook.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	QUID208689	
Telephone	01225 667 570	
Email	info@quidos.co.uk	

### About this assessment

Assessor's declaration	No related party
Date of assessment	21 August 2024
Date of certificate	3 September 2024
Type of assessment	RdSAP