

Energy performance certificate (EPC)

5 Chestnut Court
Chestnut Close
Holme CARNFORTH
LA6 1RW

Energy rating **C**

Valid until: **October 2032**

Certificate number: ~~0650-3920-2200-3332-7200~~

Property type **Top-floor flat**

Total floor area **53 square metres**

Rules on letting this property

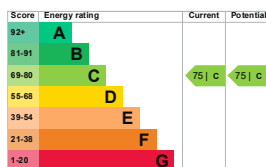
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/landlords-on-the-regulations-and-exemptions) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

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

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



The graph shows this

property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says “assumed”, it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, as built, insulated (assumed)	Good
Wall	Timber frame, as built, insulated (assumed)	Good
Roof	Pitched, 200 mm loft insulation	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
		Good

Feature	Description	Rating
Main heating control	Programmer, room thermostat and TRVs	
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 188 kilowatt hours per square metre (kWh/m²).

Environment impact of this property

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

Properties are rated in a scale from A to G based on how much carbon dioxide (CO₂) they produce.

Properties with an A rating produce less CO₂ than G

rated properties.

An average UK household produces

This property produces

This property's potential production

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 0.0 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy

use. They may not reflect how energy is consumed by the people living at the property.

Improve this property's energy performance

The assessor did not make any recommendations for this property.

[Simple Energy Advice has guidance on improving a property's energy use.](https://www.simpleenergyadvice.org.uk/)
(<https://www.simpleenergyadvice.org.uk/>)

Paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme](https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022)
(<https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022>).

This will help you buy a more

efficient, low carbon heating system for this property.

[Find energy grants and ways to save energy in your home](#)

[\(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency).

Estimated energy use and potential savings

Estimated £444
yearly
energy
cost for
this
property

Potential £0
saving

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on

how energy is used by the people living at the property.

The potential saving shows how much money you could save if you [complete each recommend step in order](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice](#) (<https://www.gov.uk/guidance/simple-energy-efficiency>).

Heating use in

this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Type of heating	Estimated energy used
Space heating	4719 kWh per year

Water heating 1557 kWh per year

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Amy Gunby
Telephone	01229 588111
Email	scoward@poole

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/019269
Telephone	01455 883 250
Email	enquiries@elmh

Assessment details

Assessor's declaration	Employed by the professional dealing with the property transaction
Date of assessment	5 October 2022
Date of certificate	5 October 2022
Type of assessment	RdSAP