

Energy performance certificate (EPC)

Hazelmount Cottage Hazelmount Thwaites MILLOM LA18 5HY	Energy rating E	Valid until: 14 October 2029 Certificate number: 9058-2983-7270-2701-8940
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Property type	Detached bungalow
Total floor area	75 square metres

Rules on letting this property

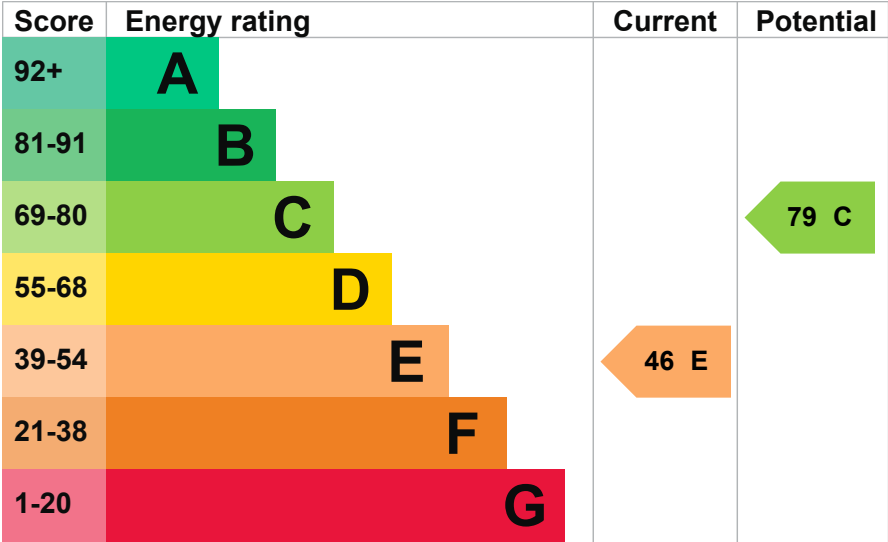
Properties can be let if they have an energy rating from A to E.

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 E. It has the potential to be C.

[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, no insulation (assumed)	Poor
Wall	Sandstone or limestone, as built, no insulation (assumed)	Poor
Roof	Pitched, 75 mm loft insulation	Average
Roof	Pitched, 250 mm loft insulation	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Average
Lighting	Low energy lighting in 81% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, wood logs	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO₂. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Biomass secondary heating

Primary energy use

The primary energy use for this property per year is 302 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

Additional information

Additional information about this property:

- Cavity fill is recommended
- Stone walls present, not insulated

How this affects your energy bills

An average household would need to spend **£951 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 £362 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2019** 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:

- 12,726 kWh per year for heating
- 2,829 kWh per year for hot water

Impact on the environment

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

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	5.3 tonnes of CO2
This property's potential production	2.2 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

[▶ Do I need to follow these steps in order?](#)**Step 1: Increase loft insulation to 270 mm**

Typical installation cost	£100 - £350
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Typical yearly saving	£34
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Potential rating after completing step 1	48 E
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Step 2: Cavity wall insulation

Typical installation cost	£500 - £1,500
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Typical yearly saving	£70
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Potential rating after completing steps 1 and 2	53 E
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Step 3: Internal or external wall insulation

Typical installation cost	£4,000 - £14,000
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Typical yearly saving	£120
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Potential rating after completing steps 1 to 3	60 D
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Step 4: Floor insulation (solid floor)

Typical installation cost	£4,000 - £6,000
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Typical yearly saving	£73
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Potential rating after completing steps 1 to 4	64 D
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Step 5: Heating controls (room thermostat)

Typical installation cost	£350 - £450
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Typical yearly saving	£31
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Potential rating after completing steps 1 to 5	66 D
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Step 6: Solar water heating

Typical installation cost	£4,000 - £6,000
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Typical yearly saving	£33
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Potential rating after completing steps 1 to 6**68 D****Step 7: Solar photovoltaic panels, 2.5 kWp**

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£342

Potential rating after completing steps 1 to 7**79 C****Help paying for energy improvements**

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). 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.](#)**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

Iain Donaldson

Telephone

01539 734183

Emailnorthwestinspector@mail.com**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/019585

Telephone

01455 883 250

Emailenquiries@elmhurstenergy.co.uk**About this assessment****Assessor's declaration**

No related party

Date of assessment

15 October 2019

Date of certificate

15 October 2019

Type of assessment► [RdSAP](#)

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 dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number

[0224-2801-7877-9894-3355 \(/energy-certificate/0224-2801-7877-9894-3355\)](#)

Valid until

19 March 2024

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/hUnC3Xq1T4\)](https://forms.office.com/e/hUnC3Xq1T4) [Service performance \(/service-performance\)](#)

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