

# Energy performance certificate (EPC)

197 Devonshire Road  
MILLOM  
LA18 4JP

Energy rating

**G**

Valid until: 26 July 2035

Certificate number: 0234-1211-9905-0536-0904

Property type: Mid-terrace house

Total floor area: 100 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 [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).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

## Energy rating and score

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

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

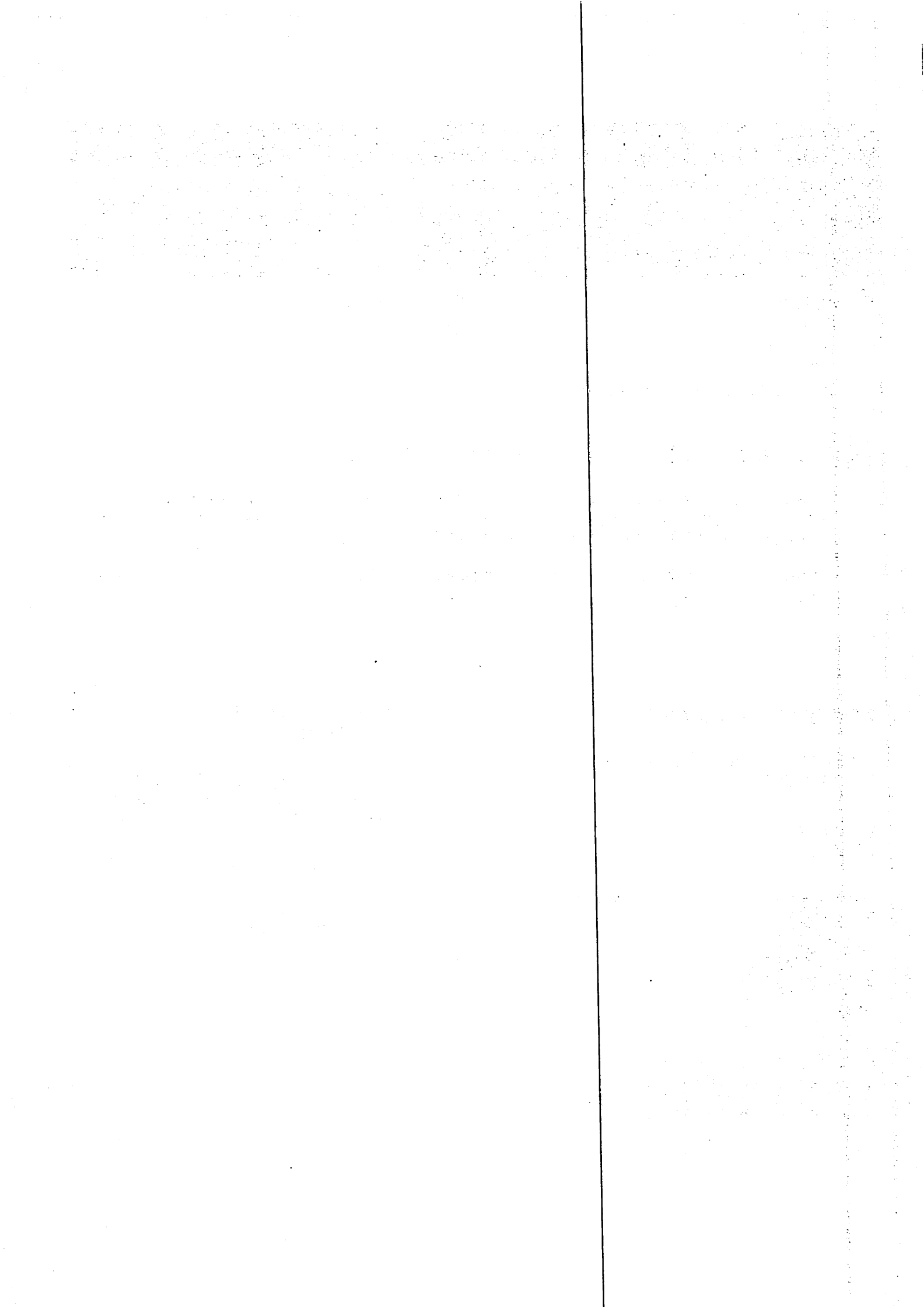
The graph shows this property's current and potential energy rating.

**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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		46 E
21-38	F		
1-20	G	20 G	



## 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 whin, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, insulated (assumed)	Average
Roof	Roof room(s), limited insulation (assumed)	Average
Window	Fully double glazed	Poor
Main heating	Portable electric heating assumed for most rooms	Very poor
Main heating control	No thermostatic control of room temperature	Poor
Hot water	Gas multipoint	Good
Lighting	Below average lighting efficiency	Very poor
Floor	Solid, no insulation (assumed)	N/A
Air tightness	(not tested)	N/A
Secondary heating	Room heaters, electric	N/A

### Primary energy use

The primary energy use for this property per year is 259 kilowatt hours per square metre (kWh/m<sup>2</sup>).

### Additional information

Additional information about this property:

- Cavity fill is recommended
- Dwelling may be exposed to wind-driven rain

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### Smart meters

This property had **no smart meters** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out how to get a smart meter \(https://www.smartenergygb.org/\)](https://www.smartenergygb.org/)

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1. The first part of the document discusses the importance of maintaining accurate records.

2. It then goes on to describe the various methods used to collect and analyze data.

3. The next section details the results of the study, showing a clear trend over time.

4. This is followed by a discussion of the implications of these findings for future research.

5. The final part of the document concludes with a summary of the key points and a call to action.

6. In addition, the document includes several appendices that provide further details on the methodology.

7. These appendices are essential for understanding the full scope of the research and its limitations.

8. Overall, the document is a comprehensive and well-structured piece of academic work.

9. It provides a wealth of information that is both accessible and informative.

10. The clear and concise writing style makes it an excellent resource for students and researchers alike.

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## How this affects your energy bills

An average household would need to spend **£4,552 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 £1,355 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.

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## Heating this property

Estimated energy needed in this property is:

- 13,787 kWh per year for heating
  - 1,807 kWh per year for hot water
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## Impact on the environment

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

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	2.7 tonnes of CO <sub>2</sub>
This property's potential production	1.7 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

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£900 - £1,500	£403
2. Internal wall insulation	£7,500 - £11,000	£600
3. Floor insulation (solid floor)	£5,000 - £10,000	£197
4. Low energy lighting	£210 - £245	£76
5. High performance external doors	£1,800 - £2,400	£80
6. Solar photovoltaic panels	£8,000 - £10,000	£341

## Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](http://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: [Home Upgrade Grant \(www.gov.uk/apply-home-upgrade-grant\)](http://www.gov.uk/apply-home-upgrade-grant)
- Insulation: [Great British Insulation Scheme \(www.gov.uk/apply-great-british-insulation-scheme\)](http://www.gov.uk/apply-great-british-insulation-scheme)
- Heat pumps and biomass boilers: [Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgrade-scheme\)](http://www.gov.uk/apply-boiler-upgrade-scheme)
- Help from your energy supplier: [Energy Company Obligation \(www.gov.uk/energy-company-obligation\)](http://www.gov.uk/energy-company-obligation)

1. The first part of the document discusses the importance of maintaining accurate records of all transactions and activities. It emphasizes that proper record-keeping is essential for ensuring transparency and accountability in financial reporting.

2. The second part of the document outlines the various methods and techniques used to collect and analyze data. It highlights the need for a systematic approach to data collection and the importance of using reliable sources of information.

3. The third part of the document focuses on the analysis and interpretation of the collected data. It discusses the various statistical and analytical tools that can be used to identify trends and patterns in the data.

4. The fourth part of the document discusses the importance of communicating the results of the analysis to the relevant stakeholders. It emphasizes the need for clear and concise reporting and the importance of providing context and interpretation of the findings.

5. The fifth part of the document discusses the various challenges and limitations associated with data collection and analysis. It highlights the need for a thorough understanding of the data and the importance of being transparent about any limitations or biases that may be present.

6. The sixth part of the document discusses the various ethical considerations that must be taken into account when collecting and analyzing data. It emphasizes the need for transparency and accountability in the data collection process and the importance of protecting the privacy and confidentiality of the data.

7. The seventh part of the document discusses the various applications and uses of the collected data. It highlights the importance of using the data to inform decision-making and to identify areas for improvement and innovation.

8. The eighth part of the document discusses the various tools and technologies that can be used to facilitate data collection and analysis. It highlights the importance of using reliable and secure tools and technologies and the importance of staying up-to-date on the latest developments in the field.

9. The ninth part of the document discusses the various best practices and guidelines for data collection and analysis. It emphasizes the need for a systematic and consistent approach to data collection and analysis and the importance of following established standards and guidelines.

10. The tenth part of the document discusses the various future trends and developments in the field of data collection and analysis. It highlights the importance of staying up-to-date on the latest research and developments and the importance of being open to new and innovative approaches to data collection and analysis.

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## 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	Stephen Sim
Telephone	07909838977
Email	<a href="mailto:simstephen48@gmail.com">simstephen48@gmail.com</a>

### 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	QUID209130
Telephone	01225 667 570
Email	<a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a>

### About this assessment

Assessor's declaration	No related party
Date of assessment	25 July 2025
Date of certificate	27 July 2025
Type of assessment	<a href="#">RdSAP</a>

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