Energy performance certificate (EPC)		
Flat 1 9 New Road Kirkby Lonsdale CARNFORTH LA6 2AB	Energy rating	Valid until: 15 April 2023 Certificate number: 0408-2879-7847-9297-4561
Property type		Mid-floor flat
Total floor area		34 square metres

Rules on letting this property

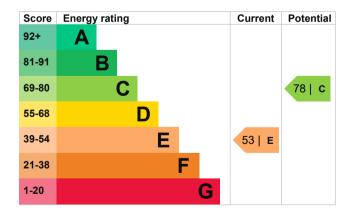
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or 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).

Energy efficiency rating for this property

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

<u>See how to improve this property's energy</u> 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	Sandstone, 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	Poor
Lighting	No low energy lighting	Very poor
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 639 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

• Stone walls present, not insulated

Environmental impact of this property		This property produces	3.9 tonnes of CO2
This property's current environmental impact rating is F. It has the potential to be D.		This property's potential production	2.2 tonnes of CO2
Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.		By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 1.7 tonnes per year. This will help to protect the	
Properties with an A rating pro	duce less CO2	environment.	
than G rated properties.		Environmental impact rating assumptions about average	
An average household produces	6 tonnes of CO2	energy use. They may not reflect how energy consumed by the people living at the property.	

Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from E (53) to C (78).

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£121
2. Add additional 80 mm jacket to hot water cylinder	£15 - £30	£18
3. Draught proofing	£80 - £120	£9
4. Low energy lighting	£20	£18
5. Fan assisted storage heaters	£600 - £800	£110
6. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£65

Paying for energy improvements

Find energy grants and ways to save energy in your home. (https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£642
Potential saving	£343

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 <u>complete each</u> recommended step in order.

For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> (<u>https://www.simpleenergyadvice.org.uk/</u>).

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	5543 kWh per year	
Water heating	1662 kWh per year	
Potential energy savings by installing insulation		
Type of insulation	Amount of energy saved	
Solid wall insulation	1739 kWh per year	

Contacting the assessor and accreditation scheme

This EPC was created by a gualified 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	Helen Winter
Telephone	07891 940 149
Email	epcs@lakedistricthomeinspectors.co.uk

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration

Date of assessment Date of certificate

Type of assessment

Quidos Limited QUID201557 01225 667 570 info@quidos.co.uk

Employed by the professional dealing with the property transaction 11 April 2013 16 April 2013 RdSAP