Energy performance certificate (EPC)

Eller How Cottage Lindale GRANGE-OVER-SANDS LA11 6NA Energy rating

Valid until: 10 October 2032

Certificate number: 2511-1417-7075-0232-2568

Property type Detached house

Total floor area 172 square metres

Rules on letting this property



You may not be able to let this property

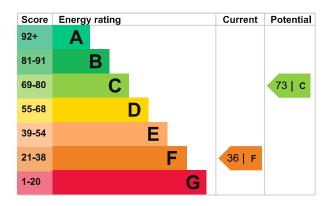
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read <u>guidance for landlords on the regulations and exemptions</u> (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be let if they have an energy rating from A to E. The <u>recommendations section</u> sets out changes you can make to improve the property's rating.

Energy efficiency rating for this property

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

<u>See how to improve this property's energy performance.</u>



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 or limestone, as built, no insulation (assumed)	Poor
Roof	Roof room(s), no insulation (assumed)	Very poor
Roof	Pitched, 150 mm loft insulation	Good
Roof	Pitched, no insulation (assumed)	Very poor
Window	Fully double glazed	Good
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

Primary energy use

The primary energy use for this property per year is 296 kilowatt hours per square metre (kWh/m2).

ct of this	This property produces	13.0 tonnes of CO2
This property's current environmental impact rating is F. It has the potential to be D.		5.8 tonnes of CO2
dioxide (CO2) they	could reduce this property'	s CO2 emissions by
Properties with an A rating produce less CO2 than G rated properties.		Environmental impact ratings are based on
6 tonnes of CO2	assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.	
	le from A to G dioxide (CO2) they roduce less CO2	This property's potential production This property's potential production By making the recomment could reduce this property' 7.2 tonnes per year. This venvironment. Froduce less CO2 Environmental impact rating assumptions about average energy use. They may not

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 F (36) to C (73).

Step	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£81
2. Room-in-roof insulation	£1,500 - £2,700	£240
3. Internal or external wall insulation	£4,000 - £14,000	£470
4. Floor insulation (solid floor)	£4,000 - £6,000	£92
5. Condensing boiler	£2,200 - £3,000	£65
6. Solar water heating	£4,000 - £6,000	£43
7. Solar photovoltaic panels	£3,500 - £5,500	£366

Paying for energy improvements

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

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£2134
Potential saving	£991

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

For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> (https://www.gov.uk/improve-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	33758 kWh per year	
Water heating	2786 kWh per year	
Detential energy assings by installing		

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Loft insulation	1726 kWh per year
Solid wall insulation	8210 kWh per vear

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 Brian Parkinson Telephone 07545862107

Email <u>parkinson40@googlemail.com</u>

Accreditation scheme contact details

Accreditation scheme ECMK

 Assessor ID
 ECMK301082

 Telephone
 0333 123 1418

 Email
 info@ecmk.co.uk

Assessment details

Assessor's declaration

Date of assessment

Date of certificate

No related party
11 October 2022
11 October 2022

Type of assessment RdSAP