# **Energy performance certificate (EPC)**

33, New Road Kirkby Lonsdale CARNFORTH LA6 2AB Energy rating

Valid until: 25 February 2025

Certificate number: 0744-2846-6324-9925-4491

Property type

Mid-terrace house

Total floor area

236 square metres

# Rules on letting this property

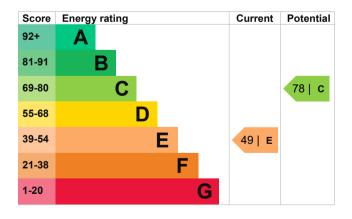
Properties can be let if they have an energy rating from A to E.

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

# **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 or limestone, as built, no insulation (assumed)	Very poor
Roof	Pitched, no insulation	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in 94% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, coal	N/A

### Primary energy use

The primary energy use for this property per year is 338 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property		This property produces	16.0 tonnes of CO2
This property's current environmental impact rating is F. It has the potential to be D.		This property's potential production	7.4 tonnes of CO2
Properties are rated in a sc based on how much carbor produce.	dioxide (CO2) they	By making the <u>recomment</u> could reduce this property' 8.6 tonnes per year. This venvironment.	s CO2 emissions by
Properties with an A rating	produce less CO2		
than G rated properties.		Environmental impact ratin assumptions about average	•
An average household produces	6 tonnes of CO2	energy use. They may not consumed by the people li	reflect how energy is

### 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 (49) to C (78).

Step	Typical installation cost	Typical yearly saving	
1. Increase loft insulation to 270 mm	£100 - £350	£385	
2. Internal or external wall insulation	£4,000 - £14,000	£581	
3. Condensing boiler	£2,200 - £3,000	£380	
4. Solar water heating	£4,000 - £6,000	£83	
5. Solar photovoltaic panels	£5,000 - £8,000	£257	

### Paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. This will help you buy a more efficient, low carbon heating system for this property.

# Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£2933
Potential saving if you complete every step in order	£1429

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.

### 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	35174 kWh per year
Water heating	5391 kWh per year
Potential energy savings by installing insulation	
Type of insulation	Amount of energy saved
Loft insulation	5768 kWh per year
Solid wall insulation	8723 kWh per year

### Saving energy in this property

Find ways to save energy in your home by visiting <a href="https://www.gov.uk/improve-energy-efficiency">www.gov.uk/improve-energy-efficiency</a>.

### 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 Richard Braid Telephone 08001072750

Email <u>greendeal@britishgas.co.uk</u>

### Accreditation scheme contact details

Accreditation scheme Stroma Certification Ltd

Assessor ID STRO022874
Telephone 0330 124 9660

Email <u>certification@stroma.com</u>

#### Assessment details

Assessor's declaration

Date of assessment

Date of certificate

No related party
26 February 2015
26 February 2015

Type of assessment RdSAP