The Forge Witherslack GRANGE-OVER-SANDS LA11 6RL Energy rating F Valid until: 26 June 2033 Certificate number: 5737-9826-0200-0349-7226 Detached house 125 square metres

Rules on letting this property



You may not be able to let this property

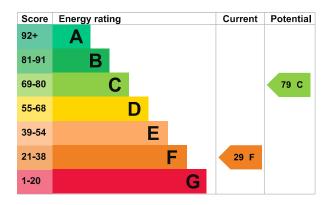
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read <u>guidance for landlords on the regulations and exemptions</u> (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

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 rating and score

This property's current energy rating is F. 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	Sandstone or limestone, as built, no insulation (assumed)	Poor
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Single glazed	Very poor
Main heating	Boiler and radiators, oil	Average
Main heating control	Room thermostat only	Poor
Hot water	From main system	Average
Lighting	Low energy lighting in 77% 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 376 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

· Stone walls present, not insulated

How this affects your energy bills

An average household would need to spend £4,007 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 £2,401 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- 27,430 kWh per year for heating
- 2,753 kWh per year for hot water

Saving energy by installing insulation

Energy you could save:

- 58 kWh per year from loft insulation
- 2,565 kWh per year from solid wall insulation

This property produces	14.0 tonnes of CO2	
This property's potential production	4.1 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.		
	This property's potential production You could improve this pro emissions by making the s This will help to protect the These ratings are based or average occupancy and er living at the property may the production	

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Room-in-roof insulation	£1,500 - £2,700	£1,320
2. Internal or external wall insulation	£4,000 - £14,000	£431

Step	Typical installation cost	Typical yearly saving
3. Floor insulation (solid floor)	£4,000 - £6,000	£167
4. Heating controls (programmer and TRVs)	£350 - £450	£91
5. Solar water heating	£4,000 - £6,000	£106
6. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£287
7. Solar photovoltaic panels	£3,500 - £5,500	£660

Help 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.

More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

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 Amber Kitching Telephone 01189770690

Email epc@nichecom.co.uk

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/027534
Telephone 01455 883 250

Email <u>enquiries@elmhurstenergy.co.uk</u>

About this assessment

Assessor's declaration

Date of assessment

Date of certificate

Type of assessment

No related party
21 June 2023
27 June 2023

RdSAP