Energy performance certificate (EPC)		
Brookside Gawthrop SEDBERGH LA10 5TA	Energy rating	Valid until: 12 June 2028 Certificate number: 8868-7626-5790-6872-1992
Property type		Semi-detached house
Total floor area		90 square metres

Rules on letting this property



You may not be able to let this property

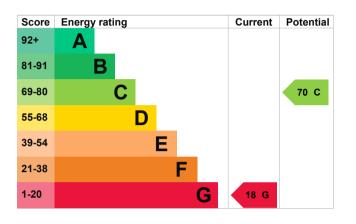
This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-<u>guidance)</u>.

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

Energy rating and score

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

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



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)	Very poor
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 100 mm loft insulation	Average
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Flat, limited insulation (assumed)	Very poor
Window	Single glazed	Very poor
Main heating	Boiler and radiators, electric	Very poor
Main heating	Boiler and radiators, wood logs	Poor
Main heating control	Programmer, room thermostat and TRVs	Good
Main heating control	TRVs and bypass	Average
Hot water	From main system	Very poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

• Biomass main heating

Primary energy use

The primary energy use for this property per year is 662 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

- Two main heating systems and heating system upgrade is recommended As there is more than one heating system, you should seek professional advice on the most costeffective option for upgrading the systems.
- Cavity fill is recommended
- Stone walls present, not insulated
- Dwelling may be exposed to wind-driven rain

How this affects your energy bills

An average household would need to spend **£2,992 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 £1,674 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2018** 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:

- 21,915 kWh per year for heating
- 2,083 kWh per year for hot water

Impact on the envir	onment	This property produces	7.4 tonnes of CO2
This property's current envi rating is E. It has the potent	•	This property's potential production	2.5 tonnes of CO2
Properties get a rating from on how much carbon dioxid produce each year. CO2 ha Carbon emissions	e (CO2) they	You could improve this properties of the sum	uggested changes.
An average household produces	6 tonnes of CO2	These ratings are based or average occupancy and en living at the property may u of energy.	ergy use. People

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£290
2. Cavity wall insulation	£500 - £1,500	£75
3. Internal or external wall insulation	£4,000 - £14,000	£639
4. Floor insulation (solid floor)	£4,000 - £6,000	£124
5. Draught proofing	£80 - £120	£86

Step	Typical installation cost	Typical yearly saving
6. Solar water heating	£4,000 - £6,000	£149
7. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£270
8. High performance external doors	£1,000	£40
9. Solar photovoltaic panels	£5,000 - £8,000	£273

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	lain Donaldson
Telephone	01539 734183
Email	northwestinspector@mail.com

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/019585
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration Date of assessment Date of certificate Type of assessment No related party 12 June 2018 13 June 2018 RdSAP